

2005-0578 Center for Health Improvement, a proposed 60,000 square-foot facility consisting of medical offices, treatment rooms and support spaces, and a 27,500 square-foot health and wellness facility, proposed on 6.5 acres on South Boulevard between John R and Dequindre, zoned O-1, Parcel Nos. 15-36-452-004 and -009, Beaumont Services Company, L.L.C., program manager.

(Reference: Memo prepared by Derek Delacourt, dated September 18, 2007 had been placed on file and by reference became part of the record thereof.)

Present for the applicant were Kevin Anderson, Landmark Healthcare Facility, owner/developer, 839 North Jefferson St., Milwaukee, WI 53202 and Brian Conroy and John Rogers, Beaumont Services Company, 44201 Dequindre Rd., Troy, MI 48098.

Mr. Delacourt recalled that the Planning Commission had seen the project twice previously. Recently, the applicants had a conceptual meeting with Staff, and the Site Plan, for the most part, conformed with requirements for the O-1 (Office) district. The applicants wished to present a new opportunity for the site, and to get the Commission's input regarding the Site Plan or other issues before going too far in the process. Staff was pleased they had asked to come early in the process. He pointed out several issues - there would be a Buffer Modification requested for the rear property line along M-59 (the Ordinance required a 25-foot buffer and the plan proposed 16 feet) and regarding parking. The use was a hybrid, and there was not a specific parking standard that accurately reflected that in the Ordinance. The Commission would have the ability to review additional information from the applicant and make a determination about how much parking was appropriate. Staff had asked the applicant to provide parking calculations with the initial submittal based on their experience with other facilities and studies. Normally, a medical spec office building would require one space for every 150 square feet of usable space. Based on the mix of uses proposed, the applicants were proposing one for every 209 square feet. He concluded that the applicants would like to get input on architecture, site design and use of the building.

Mr. Anderson pointed out that a key change since the last time Beaumont was before the Commission was that Landmark would manage and operate the facility with their own staffing, and they would not outsource the fitness center. They had teamed up with a prominent spine surgeon group, and they would operate a health and wellness center with aquatics therapy, sports court, and running track, which was not targeting fee-based membership. They would try to attract patients who had back problems

that did not require surgery, and allow them to be supervised by Beaumont staff members and to offer a place to rehab after surgery. After the insurance ran out, a lot of people who had back surgery were looking for a place to go that was not a Bally's or Lifetime Fitness. It would be a place to continue therapy, and it would be more of a Beaumont project.

Ms. Hardenburg stated that project had been a thorn in her side. It was the third time they had seen the project, which was now being called a "wellness center" rather than a fitness center. She thought they were almost there, but she wanted to know if it would still be open to the general public.

Mr. Conroy said it would be. Ms. Hardenburg said that was the problem. In September of 2005, the Commission determined it was not an acceptable use in the O-1 district. It was the third time Beaumont had been before them, and they kept trying to push it through. She questioned how many times it would come forward that way. If they kept it strictly for employees, patients and aftercare, she would not mind, but when they said it would be open to the general public, it became a problem. She commented that the building looked fantastic, but she was concerned that they kept asking to have a fitness type center. If they would just change that small part, she thought it would be an excellent addition to the community. She stated that they did not need another fitness center.

Mr. Anderson said he understood her concern. He explained that the third floor would be occupied by a spine surgery group, but that nine out of ten people who called their current facility did not need surgery. The doctors wanted to bring those people into a facility where they could learn how to exercise correctly to help with ailments, not just backs. He added that most of the time that would not be covered by insurance.

Ms. Hardenburg thought that was wonderful, but she asked if anyone finding the facility convenient, for example, could join it. Mr. Anderson said it was a little bit of a gray area, because someone could come in and indicate that his back hurt. Ms. Hardenburg commented that it was a yes or no answer.

Mr. Conroy stated that the focus of the facility was to promote health and wellness. It was a partnership between the hospital and the physician partners with orthopedic practices. Ms. Hardenburg apologized for stopping him, but she reiterated that it was the third time the Commission had heard their explanation and that she just wanted a yes or no answer.

She rephrased the question, and asked whether someone who was not seeing one of their doctors could exercise at the facility.

Mr. Anderson replied that as it was currently presented, someone could. He offered that they would entertain any ideas about how to get people who contacted a doctor, who did not need written authorization for a doctor for insurance reasons but still needed some way to improve their lifestyles. He was not sure how they could treat those people who had not been in surgery or been diagnosed with a back problem. Ms. Hardenburg said it would be a different situation if someone had contacted a doctor rather than just entered off the street because they wanted a fitness center. Mr. Anderson said they could look into requiring some sort of doctor's authorization to join the wellness center. He advised that they made changes to the center so it would not attract people with children - there was no play area or pool for kids. It was geared toward a crowd of people with medical issues, not families. He suggested they might need to be creative about how to allow memberships, such as requiring a written doctor's letter to join.

Ms. Hardenburg said that they probably did not need a prescription, but if someone were seeing a physician and were told they needed to start a fitness program, then they could join. Mr. Anderson wondered how they could make sure someone had completed that process before they were allowed to join. Mr. Conroy added that the center could not be compared with a Bally's or Lifetime, because it was not the focus of the facility. They were completely different from each other. Ms. Hardenburg questioned the hours, and Mr. Anderson said the hours were flexible for people. He noted that the third floor would be spine and physical therapy and cardiac would be on the second, which were all medical related. Ms. Hardenburg stated that the concept was phenomenal, but she wondered if it would be similar to the facility they had on Coolidge, which only allowed people who were already in the system. Mr. Conroy explained that the focus of that facility was physical therapy and rehab. The proposed facility went a little beyond that, and would be a hybrid between medical offices and rehab/fitness. Mr. Anderson added that there would be a weight control center on the first floor, where people could exercise in a non-Bally's type fitness center. There would be an imaging center, with X-rays and MRI equipment. He stressed that it really would be a medical center; he thought the hang-up was to whom they opened the front door to work out on the treadmill. He thought they could come up with something creative to limit it, but he did not think most people just driving down the street looking for a fitness center would want to stay.

Mr. Delacourt clarified that the Planning Commission did not say no to the use. They recommended that City Council not change the O-1 district to allow health and fitness centers, and he agreed a stand-alone fitness center should not be allowed in an O-1 district. That was not what the applicants were proposing. Regarding interpretation about what was and what was not allowed in an O-1 district, he stated that if clarification was needed, it was the ZBA's responsibility. A health care facility was not a permitted use in the O-1 district; however, retail uses normally associated with the primary use were allowed as an accessory. He indicated that although the Ordinance did not say specifically that a health and wellness center was allowed with a medical facility, it did not say a Wendy's was allowed as part of a hospital, but it was possible. He asked the Commission to think more along those lines. Clinics were allowed in the O-1 district, and rehabilitation clinics did not require the supervision of a doctor. Staff interpreted that the primary use was permitted, and the wellness center, in today's changing health care market, appeared to be an accessory use. He suggested that the ZBA could make a ruling, but he thought the Commission had decided on it at the last meeting.

Ms. Hardenburg said that the concept had been changed from before when the center was going to be open to the general public. Mr. Delacourt said that really did not matter, because the applicant could sell the site tomorrow to a different medical type user. The interpretation by Staff was made based on what the O-1 district should allow, not what Beaumont was specifically proposing. The question was whether the wellness center use was incidental and accessory to the primary use, and if the Commission felt it was, then it should be acceptable.

Ms. Brnabic noted that Mr. Anderson said there would not be play areas for children, but she referred to their letter, under building components, which listed childcare and a play area.

Mr. Anderson explained there would be no interactive areas for children. They would provide a supervised area where children could be dropped off while someone used the equipment. Children would not be allowed in the pool, sauna or locker rooms, for example.

Ms. Kaltsounis noted that he had spent a lot of times in gyms and usually avoided the busy ones. He mentioned several gyms in Rochester Hills, including the Powerhouse Gym on Auburn and Snap Fitness 24 on Crooks, but he did not think there was anything within miles of the subject area. The closest would be Lakeside Powerhouse and Powerhouse Gym. He thought the area needed a gym, and he suggested that people could

come in with prescriptions of some type, similar to how HAP worked. He thought Beaumont would want to know if people were healthy enough to work out. Mr. Kaltsounis indicated that he liked the proposed facility, and that he was looking forward to seeing the Site Plans, and asked about Conditional Rezoning.

Mr. Delacourt said they could add notes to the Site Plan limiting the square footage of the fitness area so it would not be converted from the primary use. He believed that from the last meeting, the Commission felt the use could be accessory, so Staff went ahead processing the application without the need to go to the ZBA for an interpretation.

Mr. Schroeder stated that it was a hospital facility, and doctors would prescribe fitness activity and those people would have priority. He confirmed that people would be given an evaluation by a Beaumont staff member prior to using the facility, and he considered that other fitness clubs did not require that. He thought that if people went to a facility where there were a lot of patients in a hospital-type setting, that it would deter them. Mr. Anderson thought a key point was that people would be evaluated because Beaumont would be running the wellness center. People would come downstairs from seeing a spine surgeon after being told they need a conditioning program. Mr. Schroeder added that the trainers would be directing their efforts toward those types of people, not those just there to build up muscles or to socialize.

Ms. Brnabic agreed with Ms. Hardenburg, and said she would not have an objection if the intent were to confine the treatment to people needing therapeutic services. It still bothered her because it was in an O-1 district, and without an interpretation, the catch 22 was that they could not consider the proposal, just whether the use was accessory, yet the applicant could sell the property and the primary/accessory might change. She thought they could be agreeing to any health club in that office corridor.

Mr. Delacourt said that statement was accurate to a point. Health and fitness clubs were specifically defined uses that were not included in the O-1 district. A stand-alone health and fitness club was absolutely prohibited from the O-1 district, and it would not be given a Certificate of Occupancy if the building were converted to that type of club. Ms. Brnabic asked what would happen if it became 49% fitness and 51% medical, noting that the medical would still be primary. Mr. Delacourt explained that to change the square footage and floor plans attached to the approved Site Plan, the plan would have to come back before the

Commission for approval. He thought someone could enter and join the wellness facility because there was no way to enforce certain restrictions for membership over time. He assumed that the 27,000 square-foot portion of the building could be used for a regular health club, but it would not be reasonable to think that the primary use of the facility could be converted to a full-scale health facility. Ms. Brnabic thought it probably would never be converted by the applicant, but she was concerned about a different user. Mr. Delacourt reminded that the Ordinance did not define primary and accessory in relation to square footage. The proposal was for a medical office facility with an accessory use. As an analogy, he pointed out that some gas stations had convenience stores that took 80% of the square footage, but a convenience store was not permitted in the B-5 district. It was an accessory use to the primary gas station use. Crittenton's rehab facilities could sell memberships to patients for continued use and the City would not know or could not enforce that. He reiterated that Staff based the interpretation on the primary use - a medical facility. They could not play "what if" with every use in every district. If the Commission felt the use as proposed was not acceptable in the district, it could be taken to the ZBA for an interpretation. ZBA would not interpret whether the applicant could convert the building to 49% fitness. They would look at the uses proposed and interpret whether it was allowed in the district, primary and accessory, not whether health care facilities should be allowed as a primary use.

Mr. Hooper said that the last few times it was discussed, the issue for him was the accessory portion. The previous plans showed that 55% would be the health and wellness area, but the proposed plans show 31% as the wellness center, which would meet the test. He believed that it was thoroughly an accessory use, not primary. Regarding what was brought up by Ms. Hardenburg and Ms. Brnabic, he felt a simple way to solve things would be that if John Doe walked in off the street wanting to join the facility, he could be asked if a doctor referred him. If not, their staff could schedule a doctor appointment at that time, but he did not think that person would want to proceed. It would eliminate the idea of joining a "club." He did not think the interpretation needed to go to the ZBA, and that by having only 31% as the wellness portion, it would meet the test to be considered an accessory to the primary use of the hospital. He thought enough changes had been made to be satisfactory, and he indicated that he was personally excited by the project.

Ms. Hardenburg expressed that she was almost there, but that she had heard something that raised a red flag. She did not have a problem with the accessory or with a wellness center to help people. She could foresee

a problem five years down the road with Beaumont deciding they did not want the services of the operator and turning the wellness center into a Powerhouse-type center. Mr. Delacourt stated that the Ordinance could not deny an applicant a permitted use based on a future question about a non-conforming use. The Commission could not say no to the applicant because in the future someone might try to do something illegal.

Mr. Conroy added that if they decided in the future that they wanted to expand the retail fitness component (enlarge the gym or pool, for example), they would have to go back before the Commission with revised plans. They would make a determination at that time. He pointed out that their application clearly showed the retail as an accessory use.

Mr. Anzek advised that when any business made a significant change to its building or use, the Planning Department was required to sign off. There was a checks and balances system put in place by the Building Department, and they verified developments as to the permitted uses. He cautioned that the Commission could not judge based on what ifs, but rather, something would be based on what was in front of them, and he added that there were safeguards in place.

Ms. Hardenburg was concerned about the interpretation because in five years, if the applicant went away, the City would have allowed the use. Mr. Delacourt agreed that could be possible, but he stressed that they could not use that justification to deny the applicant's request. Ms. Hardenburg asked if they could add a condition on the Site Plan Approval, to which Mr. Delacourt absolutely agreed. The applicant would be bound by the floor plans as well as the elevation plans. Site Plans listed statements of uses, and the applicant was obligated to abide by them as a contract with the City.

Mr. Anzek agreed the Site Plan Approval could be very restrictive in terms of square footage allotments and percentages. If the Building Department asked him to look at any proposed building or use changes, Staff always looked at any previous approved Site Plans for conditions applied.

Mr. Schroeder asked whether places such as Troy or Royal Oak Beaumont or Unisource would be referring patients to the proposed rehab facility. Mr. Anderson thought that might be possible if it was convenient to where people lived. Mr. Schroeder observed that it would increase the medical use. Mr. Anderson said that Beaumont had done projections,

and he felt that in several years they would have so many people in the system, that walking in off the street would not even be an issue. It would be self-generating.

Mr. Kaltsounis agreed with Mr. Hooper that by the book, the proposal passed the litmus test. He would recommend conditions on the Site Plan so there was no deviation in the direction of the medical facility to a gym. He thought a lot of the issues brought up were very pertinent, and he said he looked forward to seeing the full plans. Mr. Anderson said they were well past schematic planning, and they were into design development on many of the internal Beaumont functions. They could not commit to 60,000/30,000 s.f. today, but they were pretty close to those numbers. They would provide floor plans for each of the levels, and different hospital areas could be seen. Mr. Kaltsounis said he believed they would do the right thing because they had been before the Commission enough, and they would not want to revisit the subject again. Mr. Anderson said they had been very fortunate to team with a group that specialized in spine surgery who helped come up with the concept. It was a unique, rather new format and something the area did not have.

Ms. Hardenburg asked how many parking spaces the adjacent medical building on South Boulevard (Wellpointe Medical Office) had. Mr. Delacourt said the parking spaces for that facility were calculated at one for each 150 square-feet of 80% of the total square footage. That was what the Ordinance required for speculative medical office. Ms. Hardenburg said she had taken her father there, and she had to, on many occasions, wait for a parking spot. She questioned whether Beaumont proposed enough parking spots for the subject facility. Mr. Anderson said they did. He asked the Commission not to compare their facility with the Wellpointe facility, because that was 100% office space. Their facility would have about 5,000 square feet of locker room space, which would not be included in the calculations. He offered that the pool would have a much lower occupancy ratio than offices. The three lap lanes would only accommodate three people. They had large areas that did not hold a lot of people. They would present parking calculations based on similar facilities and how many people could occupy the spaces at any given time. They used every scenario for every function. If the building was 100% occupied - everyone came for an appointment and no one was on vacation - the absolute maximum needed would be 368 spaces and they proposed 377. People got sick and took vacations, but they wanted to provide the maximum, because it was in their best interest to have adequate parking.

Mr. Delacourt said he had every confidence that Beaumont would provide a study for their needs. Staff would do a calculation based on uses allowed in the O-1 district. He acknowledged that the site would be underparked if the building were sold as a spec medical office, so he would be more comfortable if the plan met that standard. He did not want the applicant to spend an enormous amount of time on a parking study beforehand. Mr. Anderson said they met with Staff for a concept meeting and originally, they provided one space for 200 square feet, but the City said they did not like to see underground storage for stormwater retention. They originally came in fully parked, but they took it out to show a detention pond, but they also did not feel they needed the extra parking.

Mr. Anderson also emphasized that it would be very hard to convert a pool to office space.

Mr. Yukon said he supported the concept of the project, as long as the membership of the wellness center was referral-based, including health maintenance after completion of medical treatment. Mr. Anderson said that would be up to Beaumont as the operator. Mr. Yukon noted that in the project narrative, it said that the primary goal of the wellness center was to provide a comfortable, medically supported wellness center for patients to utilize, under the direction of medical staff, as a location to continue a health and maintenance program after completion of medical treatment. He thought that meant it would be referral-based. Mr. Anderson agreed, but he thought it might be hard to enforce with documentation. Mr. Yukon asked if someone would be referred to the spine clinic first, and if that could be a possible solution with regard to referral. Mr. Anderson said there would be an urgent care for back care and they would be referred, so he agreed they would meet the condition.

Mr. Kaltsounis commented that Lifetime Fitness had a problem with parking. They appeared to need more space, even though they had provided parking studies. The Commissioners had to make sure that problem did not happen with the proposed project. Mr. Anzek agreed there was an extensive parking study done by Lifetime, and they had compared their facility to others around the country. At the time, the Planning Commission told them that if there was not enough parking that they would only be hurting themselves. He thought the same situation would apply in the subject case. He said he would rather see parking lots full than 20% full. Mr. Kaltsounis said they had to be careful because the City's requirements were minimums.

Mr. Delacourt said that Staff strove for a balance between what they felt

was best environmentally and to follow the best engineering standards. They certainly wanted to have enough parking on the site. They never wanted to create impervious surfaces around the City. The Master Plan almost made it an edict to find ways to reduce impervious surfaces and to recharge groundwater on site, and Staff struggled between underground and above ground storage in parking areas. In the instance of Beaumont, he felt there appeared to be enough space that if the building was converted to all offices, they could require the above ground detention to be converted to underground storage, and the applicant was advised of that up front. Mr. Anzek jokingly recalled that members from Lifetime had complained they had to park all the way in the back of the lot and walk "all the way" to the front door.

Ms. Brnabic asked if the photos shown on the overhead would be a part of the record, since they were not included in the packet. Mr. Delacourt said the Commission could request that colored renderings be included as part of the Site Plan submittal. Ms. Brnabic suggested that would be a good idea. She asked if the Commission would see a preliminary Site Plan if the project moved forward, and Mr. Delacourt said that what they reviewed for the meeting was the preliminary Site Plan. He reminded that the Ordinance only required one approval process for office or retail. He believed that the next time the Commission saw the project it would be for a vote with motions, findings and conditions. The next step for Beaumont would be to submit for technical reviews; they had asked to be able to come before the Commission to discuss any Site Plan issues first.

Chairperson Boswell asked if anyone would object to the Buffer Modification request. He noted that the required buffer width was 25 feet and they were discussing reducing it to 16. Mr. Delacourt related that Staff would ask for additional landscaping and to make sure the architecture along M-59 was nice. He added that the buffer width would be the only part of the Type D buffer they were asking to be (partially) waived. Chairperson Boswell thought the building would look pretty nice from M-59, so he was not that concerned. Mr. Anderson pointed out that they would add trees or a berm in that area, but he noted that they did not have the final design. Mr. Kaltsounis remarked that they had a beautiful-looking building, and he hoped the landscaping translated into the theme.

Chairperson Boswell asked the applicants if there was anything else they needed from the Commissioners. Mr. Schroeder asked the timetable for the project. Mr. Anderson said they were working on the exterior elevations, and they would like to be finished with the design and out for

bidding by January and to start construction in the spring. It would be about a 10-12 month construction, so they hoped to be open by early 2009.

Mr. Dettloff asked their projected investment and job creation. Mr. Anderson said they had not done an economic impact statement, but they would submit it with the Site Plan.

Mr. Anderson asked about improvements for South Boulevard. Mr. Delacourt said that would be an engineering issue and he did not really want the Commission to comment without any review. If the applicant felt the offsite improvements exceeded what was normally required, it could be brought up after the engineering review.

ANY OTHER BUSINESS

There was no further business to come before the Commission.

NEXT MEETING DATE

The Chair reminded the Commissioners that the next regular meeting was scheduled for October 2, 2007.

thing the applicant could do with the rezoned piece would be to supplement it with additional plantings to provide further screening. It could not be used for storage, parking or structures without a buffer modification from the Commission.

MOTION by Kaltsounis, seconded by Hardenburg, in the matter of City File No. 05-037, the Planning Commission **recommends** to City Council approval of the request to rezone the western portion of Parcel No. 15-35-100-035 (0.50± acres as shown on Exhibit B as presented) from R-4, One Family Residential to B-3, Shopping Center Business.

Mr. Delacourt advised the residents that Lowe's had submitted Site Plans for review to the Planning Department, and that people were welcome to look at what was being proposed for lighting, buffering and so on. Mr. Hooper added that those issues would be addressed at one or more meetings in the future, and that anyone who turned in a card would be notified when it came back before the Planning Commission.

A motion was made by Kaltsounis, seconded by Hardenburg, that this matter be Recommended for Approval to the City Council Regular Meeting. The motion carried by the following vote:

Aye: Boswell, Brnabic, Dettloff, Hardenburg, Holder, Hooper, Kaltsounis, Reece and Schroeder

DISCUSSION

2005-0578 Beaumont Center for Health & Wellness, a proposed 49,974 square-foot facility consisting of medical offices, treatment rooms and support spaces, and a 30,448 wellness center, proposed on South Boulevard between John R and Dequindre, zoned O-1, known as Parcel Nos. 15-36-452-004 and -009, Beaumont Services Company, L.L.C., applicant.

(Reference: Memo prepared by Derek Delacourt, dated January 13, 2006 had been placed on file and by reference became part of the record thereof.)

Mr. Reece recused himself from the discussion due to his relationship with the applicant.

Present for the applicant were Barry Franklin, PhD., Director of Cardiac Rehabilitation, Royal Oak Beaumont Hospital, 4949 Coolidge Hwy., Royal Oak, MI 48073; Christine Stesney-Ridenhour, Assistant Hospital Director, John Rogers, Sr. Project Manager, and John P. Krolicki, Director of Facilities Development, Beaumont Services Company, L.L.C., 44201 Dequindre Road, Troy, MI 48085.

Mr. Schroeder stated that his daughter was an employee of Beaumont, and that his son interned there. He did not think it would affect his

decisions. Mr. Hooper did not see an issue with that and felt he could remain impartial.

Mr. Delacourt stated that the applicants were back in front of the Commission after further discussions with Staff. This item was discussed previously in relation to a health and fitness club, a new trend Beaumont wished to put in Rochester Hills. Health and fitness clubs were permitted uses in commercial zoning districts (B-2 and B-3). He advised that the subject parcel was zoned O-1, Office Business, which allowed medical offices and rehab centers which could be connected to a hospital. About 60% of the building would be a permitted medical office use. The rest would be a health care, or fitness club, area that would be used by patients, doctors and staff, and outside members. It would be a hybrid use and was not really defined in the Ordinance. It would be similar to a gas station with a connected convenience store. Convenience stores were not permitted uses in the B-5 districts, but were considered secondary to the primary use. Staff's interpretation of the proposed facility was that the primary use would be a hospital run, medical facility, larger than the secondary use. The last meeting focused more on the secondary use of what the building would be, not the primary use. Staff thought it would be more appropriate to put it in an O-1 district than a commercial district.

Mr. Hooper asked if fitness clubs were allowed in other zoning districts. Mr. Delacourt said they would be allowed in an I-1 district if the building could be easily converted back to an industrial use. Mr. Hooper believed they were allowed in an ORT district. Mr. Delacourt agreed, as an accessory use. Mr. Hooper said Mr. Delacourt mentioned the building would be 60% health care, but the applicants submitted that the fitness center would be 39,800 square feet out of 79,300 total, with a common area of 10,000 square feet, meaning the fitness center would be 55% of the facility. Mr. Delacourt explained that the fitness center would be a split use, not only used by outside members, but by rehabilitating patients.

Ms. Stesney-Ridenhour presented the wellness center concept. It could also be referred to as a medical fitness center or hospital affiliated fitness center, which was much different than other fitness centers. The main focus was on health promotion, education, and community health improvement. There would be professionally administered services to an aging population (anyone over 40), focused on improving outcomes for patients that had chronic diseases and multiple risk factors.

Dr. Franklin assured that Beaumont was not interested in developing a center to compete with Bally or Lifetime Fitness. There would be an exercise component, which was an integral component in chronic

disease prevention and rehab programs. The fitness facility would be utilized largely by patients in an attempt to bypass high-priced procedures like angioplasties. This facility was meant to be a proto-type of a similar center in Dallas, Texas. It would be medically based, with physicians, nurses and therapists. There would be a research database to correlate risk factors with health outcomes. There would be public education, prevention and treatment of orthopedic injuries and coronary patients, all which would make the facility drastically different from a health club.

Ms. Stesney-Ridenhour advised that there had been an increase in those types of centers across the country and in Michigan. There would be trained staff that would be on hand as patients transitioned from rehab into a wellness mode. The center would be about restored health and wellness. They would have strategic integration to support the hospital's mission to establish an environment where healthy living was maintained and encouraged. They wanted people to feel they could come to a hospital not only if they were sick, but to improve their wellness. They hoped to benefit employees and reach out to other area businesses to keep their employees healthy.

Dr. Franklin said he respected the President of Beaumont Troy, because it was his vision to put those centers in the community. Centers would be developed to increase the responsibility of the patients - or to help people help themselves keep health costs down. The future of medicine had to be preventing things initially. They would also do bone density and diagnostic testing, which would markedly differentiate it from a regular fitness center.

Ms. Stesney-Ridenhour said they hoped to provide cross utilization of the clinical services with physical integration of the space. The gym, pool, free weights, whirlpool, aerobics, exercise studios would be integrated into a wellness center environment. They would offer senior exercise, nutrition education, weight management, health risk appraisals, diabetes education, and stress management. They wanted to integrate clinical programs, along with private physician practices.

Mr. Franklin referred to program integration. He noted people with known coronary heart disease, especially the elderly, and that more and more senior living centers were going up. With exercise and appropriate treatment, they felt they could have a major impact on reducing the number of people going into those homes. There was an obesity and diabetes pandemic - literally two-thirds of the population was overweight or obese. For those areas, the single greatest predictor of longevity was aerobic fitness.

Ms. Stesney-Ridenhour said they had many physicians who supported the concept and would like to give lectures and seminars. They would assist with member evaluations, patient wellness referrals and fitness center referrals. The center would help Beaumont attract premier employees with attitudes favorable toward fitness and health. She showed conceptual drawings of the building.

Ms. Stesney-Ridenhour continued that during the day, there would be patients for cardiac and physical rehab using the gym floor equipment. In the early evening, that would transition to more of the wellness center membership, or patients that had already transitioned from a chronic illness to a wellness environment.

Mr. Delacourt referred to the Office Business district in Division 12, Section 138-752 of the Zoning Ordinance. It stated that medical offices, including clinics, were allowed. If the memberships from the general public were removed, and it was limited to Beaumont patients, the entire use would be permitted in the district. The Ordinance also allowed accessory buildings and uses customarily incidental to the permitted use. The primary use for the building would not be a Lifetime Fitness. The primary use would be a Beaumont sponsored, medical wellness clinic. That use was not specifically identified in the Ordinance, and when that happens, Staff tries to make an interpretation to determine the primary use. Staff's opinion was that the primary use would be more consistent with a medical use and office district than a health club and commercial district. It would be more appropriately located as a primary use in an office district than in the Target center, for example. He wanted to see what the Commission's opinion was regarding the primary use after hearing the additional information from Beaumont. He wanted to see if the Commission felt the wellness/fitness portion was accessory. If so, it should be allowed in office or commercial districts. If not, Beaumont would have to go to the Zoning Board of Appeals for an official interpretation.

Mr. Hooper said they faced the same hurdle the last time - trying to determine the primary use. He asked if Power Wellness still intended to run the fitness center. Ms. Stesney-Ridenhour said that was the intent, and they had a management contract with the hospital. Mr. Hooper said that the last time it was discussed, it sounded as if it would be a privately managed club, and it would also offer corporate memberships. He said he understood the medical office portion, but it seemed as if the majority of the facility would be a health club.

Mr. Krolicki said that it actually would not, and that part of the reason they engaged Power Wellness was that the hospital did not have the expertise to run it. There would be physicians located in the building.

There would be locker rooms, gyms and pools, and they did not want to lose the patients who used them. The biggest problem in health care was that patients continued rehab care only when prescribed by a doctor. They hoped that the facility would be different, and with an older population, that people would feel comfortable enough to continue rehab. He added that the exercise component would be very small compared with the medical-office portion.

Mr. Hooper asked at what point insurance would stop paying. Ms. Stesney-Ridenhour said it was when rehab was finished. Mr. Hooper remarked that it was the crux of the issue. If it were insurance sponsored, it would be part of the medical component, and that would be fine. Once it became a dues-paying club it would be different. He asked if they saw a large drop-off when people had to pay for services.

Ms. Stesney-Ridenhour referred to the health care continuum, and said that there was nothing to help support wellness for patients that were getting better or had finished rehab. They wanted people to look at health care a little differently than they had in the past. There was a new market for health care that was happening all over the country. It allowed more active patient care participation, even after insurance no longer paid.

Mr. Krolicki believed the type of patients that would use the facility, once they went through rehab, would not go to a Bally's or similar fitness club. The patients would be with people who helped them through rehab. At the facilities they visited in Chicago, the retention rates had been very high. Mr. Hooper asked how much the membership would be after insurance stopped paying. Ms. Stesney-Ridenhour advised that it would be from \$50 to \$65 a month.

Ms. Hardenburg stated that they would still be open to the public, and that was the problem she had, and it was the problem she had before, and the problem the other Commissioners had before. She indicated that everything else was fine, and if Beaumont wanted to keep it within their system that would be fine, but opening the door to the public would cause a problem.

Mr. Delacourt pointed out that the Commission's focus was on the retail component as the permitted use, but retail was associated with, and complementary to, the office district. He stated that O-1 permitted complementary general business retail. Ms. Hardenburg recalled that the Commission did not think they wanted that for the facility. If they wanted to add a fitness center for Beaumont consumers, that would be fine, but the Commission did not want it open to the general public.

Mr. Krolicki said they felt it would be a benefit to the community in that location. Someone joining the facility would go through a screening. If someone had high blood pressure, they would be referred to the Beaumont system to be treated. Ms. Hardenburg said she went to Henry Ford and would not go to Beaumont. Mr. Krolicki said that the goal was to prevent something by catching it ahead of time. Ms. Hardenburg clarified that before someone could get on a machine they had to go through a screening process and would become a Beaumont patient whether they wanted to or not. Ms. Stesney-Ridenhour said that would not necessarily be the case. There was no physician involvement at that point, and they always respected patient's wishes about going to their own physicians, and they did not see that this would be different.

Dr. Franklin said they would be targeting people at increased risk, as opposed to the 25-year old who was looking for a fitness place. They were trying to offer something very unique because of the staffing - nurses, physical therapists and cardiologists, for example. Ms. Hardenburg asked if Staff would be there the entire time it was open, which Dr. Franklin confirmed, although physicians would not necessarily be there the whole time, but they were not talking about physical trainers. Ms. Hardenburg agreed with Mr. Hooper that people would stop after rehab because of the cost. Mr. Krolicki said that elderly people did not feel comfortable in certain facilities. Ms. Hardenburg commented that her in-laws would walk the malls instead because it was free. Mr. Krolicki said that Power Wellness had found that there was a retention issue for certain type of facilities, but the average age for their facility would be around 48. Ms. Hardenburg added that she thought that the Coolidge facility would be a wonderful concept for the proposed location.

Dr. Franklin said that the vast majority of cardiac patients stayed with the program for 10-15 years. He disagreed that people would not pay, and in fact they were paying \$7.00 a session at the Coolidge facility to come to a facility where there were coronary care unit nurses, cardiology fellows and internal medicine physicians. The ongoing surveillance provided was very different from a Bally. Ms. Hardenburg noted that the Coolidge facility was not open to the public.

Mr. Hooper asked if the retail component was critical to the operation. Ms. Stesney-Ridenhour said it was a matter of how they wanted to see the center work.

Mr. Anzek stated that initially, he was of the mindset that it would be more of a health club, and that the medical part would be secondary. In subsequent meetings, he learned that was not the emphasis. The public could join after a screening, but that was not the predominant use. The predominant use was a medically-driven office. There was too much

weight on the open-ended part and less on what it really would be. He thought the renderings showed an office building, not a health club, and that it would be predominantly medical.

Ms. Brnabic agreed with Ms. Hardenburg that the concept of the facility was wonderful, but that it should be confined to therapeutic services. If people were referred to the facility, then everything they said there would be - cardiac services, diabetes screening, senior exercise, weight management - would be a wonderful component as an accessory to the building. If the intention were for therapeutic services, for support, she would not have a problem. She would not have a problem with Beaumont staff using it to work out. They mentioned they would subcontract running the center, and she wondered if the people who did that would be considered Beaumont employees. Mr. Krolicki said that the management team that would run the fitness part would consist of two people, and the remainder of the employees would be Beaumont employees and all reference would be that it was a Beaumont health and wellness center. During the regular business hours a physician would have to be there for cardiac rehab. They hoped the majority of referrals came from physicians.

Ms. Brnabic said that the Commission objected to the retail component whereby the general public was allowed to join. They believed it should be for therapeutic purposes, which would be the reason to locate it where proposed.

Ms. Stesney-Ridenhour offered that medication and chronic illness cost people a lot of money, and if they traded the cost of that medication for the opportunity to get well and stay well, people would save money overall. She felt it would be a good trade-off and stated that it was one of the goals of the center.

Ms. Brnabic said she did not disagree with that, but she reiterated that the main objection was that the overall public was invited. Mr. Krolicki gave an example of someone who had a heart attack and was going through therapy. It was their goal that the spouse could come along and the couple could exercise together. They wanted to bring wellness to the community, as a benefit, and to try to prevent things and have people continue preventing things. It was a better utilization of space and it would change people's lifestyle toward exercise.

Dr. Franklin said that he really viewed what they were trying to offer as a continuum for presumably healthy to very ill people. He would not want to turn away the person who was perhaps a little obese and who wanted a nurse nearby but was part of the general public who did not want to go to a Bally's. It would be a medically-based facility. There were people

who were clamoring for assistance with health and wellness programs but were too leery to go to a Bally. He assured the Commission that the primary focus would be on orthopedic, musculoskeletal, diabetic, obesity, and so on, and if someone wanted that type of facility, he did not understand why it could not be available for them. He thought it would be very beneficial to the community.

Ms. Brnabic asked if someone without a diagnosed health problem would get continual assistance or if they would have to hire someone to help. Ms. Stesney-Ridenhour said there would be people available at no charge. Dr. Franklin also believed there would be Beaumont physicians working with their physicians.

Ms. Brnabic said she did not have a problem with family members going along with other family members, but the facility could draw people from the general public. Dr. Franklin said he thought the Lifetime crowd would feel very uncomfortable in the facility because of the patients and types of people using it. Ms. Brnabic said that might be so for the daytime hours, but she wondered about the evening.

Mr. Krolicki advised that the medical offices would be open from eight to five and the wellness center until ten at night. It would not be a 24/7 operation. Ms. Brnabic thought the evening hours could possibly attract a different crowd than during the day. Ms. Brnabic reminded that the City had decided on office for that corridor, and a health club integrated there would not fit the purpose, which was part of the objection.

Mr. Krolicki said that if 70% of the use was for medical office, he did not see what was wrong with continuing to keep people well or why that was a negative. Mr. Brnabic questioned the 70% figure, and Mr. Krolicki explained that the building would be larger and that they were trying to consolidate rehab facilities from other areas. They wanted to get their departments to think out of the box and share equipment.

Mr. Delacourt stated that if the health and fitness club were taken out, the medical office portion would be a permitted use in the district. The use was something new, but the Ordinance permitted an accessory to an accepted permitted use. He wanted to know if the retail health club component would be considered an acceptable accessory to the primary. Mr. Hooper responded that they were wrestling with that issue.

Mr. Schroeder said that the last time Beaumont was before the Commission he had the impression they wanted a private club with some use by the hospital, but it was now clear to him that it would be a hospital facility. He thought it would primarily be used by hospital-related people and their families. He did not believe that those patients would feel

comfortable at a regular club, and that they would come to this club to be with their peers. He initially thought it would be a for-profit club, but he did not think it was intended for that. Ms. Stesney-Ridenhour advised that the fitness center would be owned by the hospital, and at this point it would not be for-profit. Mr. Schroeder clarified that the management team did not have to produce a profit. He felt the facility would be great, that it would fit the district, and that it was required. He thought they should "go for it."

Mr. Dettloff referred to the market research done by an independent marketing firm. Given the fact that it was a new venture for Beaumont, he wondered what would happen if the membership component did not meet the market projections. His experience with health clubs was that there were a lot of successful ones and a lot that were struggling. He thought it would boil down to a sound marketing strategy.

Ms. Stesney-Ridenhour advised that the facility would easily be convertible to clinical services uses.

Mr. Kaltsounis said there were currently two or three gyms in Rochester Hills of various types. He noted that he had visited a facility like the proposed in Oklahoma City, which was run by a hospital and was very impressive. It was totally different than what he had seen before. They had nurses and all the amenities the applicants described. If the applicants submitted something where the gym was primary and the hospital was secondary, he would have a problem with it. He did not think hiring the management team to run it would be a problem, because he still saw it as a hospital-type facility. He would consider it as an accessory use, depending on how it was driven and how it looked. If there were a massive pool like at the YMCA, the applicants would probably have a hard time getting it through. He asked them to pay attention to how it looked from M-59 also. He indicated that he would go to the facility with his father if he had a medical problem and needed motivation, but otherwise he did not think he would go there.

Ms. Holder noted that she was not on the Commission when it was before them previously, and she commented that it was sometimes difficult to change hats from her Council role. She agreed with Mr. Kaltsounis that most of the fitness centers had day care, beverage bars and sport shops. She thought that without those kinds of amenities most people would not attend a facility. For the proposal, she thought they would get health-wise people strictly interested in health care. The emphasis today was prevention, and a lot of people were fairly uninformed about what was healthy and what was not. She applauded the concept to separate the fashion from the seriously health-wise people who wanted to stay healthy. She believed that a lot of the

clientele would come from the surrounding health care facilities. She recalled that the Older Persons Center in Rochester took a lot of business because of the gift shops, the pool, and the food, but she did not see a problem acknowledging that the wellness facility would be secondary to the health care operations.

Mr. Boswell advised that he was not present at the previous meeting and he initially had concerns after reading the Minutes. After reading over Beaumont's submittal and listening to the presentation, he thought some people on the Commission were making a gigantic mountain out of nothing. He was surprised that they had discussed the matter so long and said he saw absolutely no problem with the proposal, and stated that it was exactly what they would like at that location.

Ms. Brnabic asked why the center would remain open until 11:00 p.m. Ms. Stesney-Ridenhour answered that it was still something they had to finalize with Power Wellness. They were following other medical-fitness center models that had been used. It would be for employees and others who worked later. Mr. Krolicki added that the hospital was a 24-hour operation so that would be a benefit to employees who worked later.

Ms. Brnabic said she felt better knowing that Beaumont staff would be running the facility. She wanted to know more about the percentages and how much would be considered primary and how much accessory. Mr. Hooper clarified the question to mean at what percentage something would become primary.

Mr. Delacourt reiterated that it was not defined in the Ordinance. For each district, the permitted use ended with the language "accessory buildings and uses customarily incidental to the permitted use in the section." It did not say it had to be a certain percentage. The Ordinance established the intent of the use.

Ms. Brnabic asked if it could be the other way around - that the medical offices and facilities would be 25%, and the health club would be 75%, for example. Mr. Delacourt said that if that were the case, his interpretation would be that the primary use was health club. He commented that Ordinances were not exact science and were open for interpretation. Staff felt that the proposed use was not identified in the Ordinance, and wanted an interpretation as to what was primary and what was accessory. Ms. Brnabic thought primary would have to be over 50%, and Mr. Hooper agreed that was a fair statement.

Mr. Schroeder mentioned that the facilities in Troy were becoming overloaded and that people were going to Rochester Hills. The

community center in Troy had a small fitness center that did not have any of the other amenities and all the people who used it would look forward to the proposed facility.

Ms. Hardenburg reiterated that she did not have a problem with the primary use; it was the secondary use. The "mountain" she made out of a "molehill" was that the proposal was before them before and the information they received was basically the same. She did not see anything different and at that time, the Commission had a problem with general public use. Some opinions changed because the emphasis was more on the wellness part of it, but it was still the same thing.

Mr. Kaltsounis asked the applicants to watch the amenities, noting that the last time he went to Lifetime Fitness, all he could smell were sandwiches, and as Ms. Holder mentioned, that was not a gym. The more restaurants and juice bars they had, the more it would pull away from the Ordinance. They would draw a different clientele that way.

Ms. Brnabic asked the applicants if they planned to have amenities, such as food, within the center. Ms. Stesney-Ridenhour said they had not fully defined what they would have, but they talked about whether there would be some type of food service available, as well as childcare for new mothers.

Mr. Hooper summarized that the center would be an accessory use and could be entertained. From his perspective, how it was presented to make sure it was an accessory use would be important.

Mr. Anzek said he was probably responsible for the matter taking a mis-direction. During the first discussion, he stood in for former Deputy Director Millhouse but had not met Mr. Rogers and did not fully understand the proposal. He apologized for it taking the turn it did. When the club membership was mentioned, a different connotation was drawn and there was misunderstanding about what the facility would be. He believed that it would be a medical facility, and that it would be an asset to the community.

Recess 9:12 p.m. to 9:19 p.m.

Discussed

- 2006-0058** Revisions to PUD - City File No. 03-010 - Historic Lorna Stone Village, a PUD on eleven parcels located at the northeast corner of Adams and South Boulevard, zoned PUD, Mondarin Properties Lorna Stone, LLC, applicant.
(Reference: Memo prepared by Derek Delacourt, dated January 13, 2006 had been placed on file and by reference became part of the

developer to make the connection at the boulevard if that could be worked out. Mr. Delacourt wanted to know if the longer cul-de-sac would be preferred to the shorter one if there were not an agreement between the developer and the association. Mr. Hooper said it would be if it were acceptable to the Fire Department. Mr. Delacourt said that Staff had spoken many times with both sides and he was not sure there was a resolution to that issue.

Mr. Schroeder asked if the boulevard was a dedicated City road. Mr. Delacourt said it was a public road, but there was not enough right-of-way to connect. To make the connection through the common area, it would require approval of the Association. To connect, it would probably have to clip a single unit, which would require the approval from the unit's owner, and more negotiations. Mr. Hooper asked how much property from that owner would be required. Mr. Shumejko said about 15-20 feet. Mr. Reece asked if there was a residence there, which was confirmed. Mr. Delacourt said he was not overly optimistic the deal would be worked out for the connection, and he wanted to provide direction to the applicant about how to proceed.

Discussed

2005-0578

Beaumont Center for Health & Fitness, a proposed 79,300 square-foot fitness and medical offices facility to be located on South Boulevard between John R and Dequindre, zoned O-1, known as Parcel Nos. 15-36-452-004 and -009, Beaumont Services Company, L.L.C., applicant.

(Reference: Memo prepared by Deborah Millhouse, dated September 2, 2005 had been placed on file and by reference became part of the record thereof.)

Mr. Reece recused himself from the discussion, advising that Beaumont was one of his clients.

Present for the applicant was John Rogers, Beaumont Facilities Development, 44201 Dequindre Rd, Troy, MI 48098.

Mr. Anzek stated that Beaumont had a concept meeting with the City to develop a three-story office building along South Boulevard. The proposed site was immediately west of the three-story medical building recently completed. The City identified the concern that the proposed use was not expressly permitted in the Ordinance. Beaumont was proposing a rehab center and a fitness center, including lap pools and workout equipment. After people would receive physical therapy they could become members of the fitness center. He noted that a fitness center was permitted in the I-1 district. Rather than suggesting a rezoning of the parcel, Staff wanted input from the Commission to see if fitness centers could be part of medical therapy, perhaps as an

accessory, even though it would take up the most floor area.

Mr. Hooper asked if the physical therapy building located at the southeast corner of Hamlin and Crooks was zoned correctly. He noted that there was a pool in the basement, therapy on the next floor and doctor's offices above that. Mr. Anzek replied that it was zoned O-1, Office, and he was not aware there was a pool. Mr. Reece believed it was strictly outpatient and not a fitness center. Mr. Hooper asked if the Beaumont center would be primarily for therapy or exercise.

Mr. Rogers replied that it would be a medical fitness center. There would be cardiac patients that had relapses after they had been rehabilitated. Once the therapy was completed they could join the fitness center. The building would have a dual use. Mr. Hooper asked if it would be a medical office first, therapy second and then an exercise club third. Mr. Rogers said he had included floor plans to show how the uses would be incorporated. The exercise fitness floor would be shared between the medical therapies and the fitness center during the normal operating hours of the therapy.

Ms. Hardenburg asked if she would be allowed to buy a membership, and Mr. Rogers confirmed that it would be open to patients, Beaumont employees and the general public.

Ms. Hill said that the City had rehab centers in town, which were strictly for rehab and were not fitness clubs. The City did not allow fitness centers in O-1. The City purposely discussed enhancing the area for office several years ago, for economic development. They felt it would be good for the tax base and rezoned it accordingly. The City footed the infrastructure improvements up front with tax dollars to help create the office area. She did not feel a fitness center would be a wise use and she thought they would do much better using the area for offices. The City had enough health clubs in the community. She understood the premise and that the fitness center would be nice to have, but she did not think it had to be tied into the medical use.

Mr. Dettloff asked if Beaumont had a similar type of facility in the metro Detroit area. Mr. Rogers said that Beaumont did not, but the people running the fitness portion of the building had one in Chelsea. Mr. Dettloff clarified that Beaumont would own the facility but would contract with a private company to operate the health club component.

Mr. Rogers said that parking was brought up at the conceptual meeting, and he included proposed drawings. He noted that because of the hybrid use they needed some direction.

Mr. Anzek said that Staff had not yet done a comparative analysis with other communities to see how they treated this. Several years back, Staff prepared a schedule for office buildings, showing that the payback to the City, if the water and sewer was extended, was four to six years. He was not sure how the Assessor would value a dual use building as proposed. He noted that personal property taxes could be collected on medical equipment and that they were working closely to relocate the Van Miehle Drain to get more usable space from the properties along South Boulevard.

Mr. Hooper had reviewed the plans and said that the medical component would only be on the top floor, and the other two floors would be for exercise. Mr. Rogers said there would be therapy areas for occupational therapy, pulmonary and cardiac rehab on the second floor. The building was set up for patients to enter one place and members another. Mr. Hooper was not sure the proposal would be very complimentary in an O-1 environment.

Ms. Hardenburg referred to parking, and noted that the parking at the Lifetime Fitness in Rochester Hills had been inadequate at times, and they had over 600 parking spaces. She asked for clarification of the times the proposed fitness center would be open, noting that the packet said it would be open Monday through Friday from 5-10 p.m. and 5-9 p.m., Saturday and Sunday. The packet also listed the times 5:30 to 7:30 in the morning and 5:30 to 7:30 at night and that the medical portion would be open from 8:00 a.m. until 5:00 p.m. It stated that Beaumont Facilities would like 5,000 members and that the heaviest load would be from 300-350 people. She questioned whether they would have enough parking and whether it would always be open to the public.

Mr. Rogers advised that the peak usage data for the earlier time frames was based on other fitness centers for power wellness, which had about 250 members between 5:00 a.m. and 7:30 a.m. The majority of uses would come in the early morning and right after work, 5:30 p.m. to 7:30 p.m.

Ms. Hardenburg said that when school started, a lot of moms worked out at Lifetime, but trying to find a parking spot and a machine was very difficult because they were so packed. Mr. Anzek asked if she felt there was a demand for more fitness centers. She pointed out that what she said contradicted the peak usage times shown by Mr. Rogers, and she added that Lifetime also filled up after people got out of work. Mr. Anzek said that he belonged to the YMCA, which filled up at 7:00 p.m. every night.

Mr. Dettloff agreed with Ms. Hill that there were a lot of fitness facilities in

the area; some were doing well and some were struggling. Given Mr. Anzek's question of whether there was a demand for centers, he questioned if the fitness company had done the market research that would show there was a need for this type of facility.

Mr. Rogers said they had. He was working with the hospital administrator, who had put proformas together. Mr. Dettloff asked if it was done in house or if it was contracted out. Mr. Rogers said it was contracted through Power Wellness.

Ms. Brnabic agreed with Ms. Hill, and felt that because the proposal would be open to the general public as a fitness center, that it would not fit in the office corridor. She would have probably been able to consider it more if she knew it was for physical therapy and follow-up fitness for someone who had a heart attack and who could be assisted because it was totally a medical facility. She did not think a health club would be appropriate in that location and she did not think that would go along with what they intended for that area. If the fitness center only went hand in hand with the medical uses, and only Beaumont employees used it, it would not be as bothersome.

Ms. Hill said Mr. Rogers mentioned a location in Chelsea, but she noted that it was a much smaller community. She did not know how many facilities there were in Macomb County within a reasonable distance of the proposed, but in Rochester Hills, there were quite a few facilities. She agreed that some were doing well and others were struggling to retain membership. The only way she could entertain the proposal would be if it would have a rehab or occupational therapy component to the medical offices, and if it were specified for the patients. She reiterated that the intent of the rezoning was for office, and a fitness center would not be appropriate. They would not realize a payback for infrastructure that they would with an office complex. They were also aware of the high demand for medical offices in the community. She did not think they should change the Ordinance to have a health club in an office zoning.

Mr. Schroeder wondered what the different taxes would generate between office and a fitness facility, realizing that a fitness facility would be less. He thought a fitness center would be great as part of the hospital, where patients had prescriptions to exercise, but that a general health club would not fit there.

Mr. Anzek said he would talk with Mr. Staran, but he felt it was clear across the board where the Commission stood. He asked if Council or the Planning Commission should take up the issue and who actually "owned" the Zoning Ordinance. Mr. Staran responded that ultimately,

the City Council was the legislative body and would control amendments to the Zoning Ordinance. Historically, the Council had been very differential to the recommendation of the Planning Commission. Mr. Anzek thought that for due diligence, the discussion should be documented and forwarded to Council to see whether they wanted to entertain the question.

MOTION by Hill, seconded by Brnabic, the Planning Commission does not recommend changing the Zoning Ordinance to allow fitness clubs in an O-1 district.

Mr. Schroeder said he would support the proposal as a fitness facility for hospital uses, but he did not think it should be a regular club open to the public. He heartily would support the facility as part of Beaumont Hospital's program for rehab. Mr. Hooper asked Ms. Hill if she would like the motion amended to include privately run health club in an O-1. She replied that she would much prefer that the applicants take a look at their needs. The City had not opposed having therapy facilities and she was not sure that Beaumont would want to have a full-fledged health club just for its employees. If the proposal was for a smaller rehab unit within the medical complex, that would be different, but she did not think that had been presented. She wished the motion to be voted upon as read.

Mr. Anzek explained that Staff brought the matter forward after learning there would be a for-sale membership. If it had been proposed strictly as a physical therapy center for continuing use for patients' rehab, Staff would not have needed to bring it forward.

A motion was made by Hill, seconded by Brnabic, that this matter be Recommended for Approval to the City Council Regular Meeting. The motion carried by the following vote:

Aye: Brnabic, Dettloff, Hardenburg, Hill, Hooper and Schroeder

Abstain: Reece

Excused: Boswell and Kaltsounis

2005-0581 Parking Standards - Ed Anzek, Director of Planning and Development

Present for the discussion, representing Lowe's of Rochester Hills, was Michael Motte, Atwell Hicks, Inc., 50182 Schoenherr Rd., Shelby Township, MI 48315, and John Gaber, Williams, Williams, Ruby and Plunkett, 380 N. Old Woodward, Suite 300, Birmingham, MI 48009.

Mr. Anzek stated that the discussion was prompted by several concept meetings Staff had with representatives of Lowe's, which was proposing a new location on the former Pat Moran/GMC Dealership at Rochester Road and M-59. He advised that Staff had been working for quite a few years with Meijer's and Pat Moran to try and find a common, signaled