

WEST TRAVERSE TOWNSHIP
REGULAR PLANNING COMMISSION
March 11, 2026

Chair Forster called the meeting to order at 5:30 p.m.

Roll Call: Hollerith, Remus, Osetek, Thompson, Green, Forster

Absent: Dohan

Visitors: Susan Hughes, Paul Matthews, Bob Villa, James Roznowski, Carrie Anderson, Belinda Sobonya, Bev Osetek, Ed Taylor, Joe Graham, Mary Grace Haskell (?), Scott Hinz, Jean (?)

The Pledge of Allegiance was recited by all.

Approve Agenda as presented or with additions: Green motioned to approve the agenda as presented. Osetek seconded. Six (6) ayes, one (1) absent

Public Comment – Bev Osetek noted concerns with lighting, parking, and landscaping. Mary Grace Haskell stated these are homes for people with developmental disabilities, will allow them privacy, independence, stated the number of possible residents, family members will be able to visit, that this project is the first in the region and their desire to integrate into the community. Paul Matthews noted his years of landscaping experience and that he will design the landscaping. Joe Graham questioned that if the project is approved what would happen to the property should Ann's Nest move to a different location in the future, would the SUP stay with the property. Jim Osetek stated he has no problems with the project but has concerns regarding parking and lighting. James Roznowski has concerns with lighting, parking, traffic and noted his disapproval with the project.

Minutes: **Thompson made the motion to approve the minutes of February 11, 2026, as presented. Hollerith seconded. Six (6) ayes, one (1) absent.**

Unfinished Business – none

New Business:

- a. **Case #01-2026 – Public Hearing** – consider a request for a site plan review and Special Use Permit approval as submitted by Ann's Nest to allow for the parcel at 7481 S. State Rd to be used for an adult foster care facility/assisted living home. The property is more particularly described in tax parcel # 24-16-15-12-100-082. Osetek recused himself at 5:33 p.m. Forster opened the Public Hearing at 5:34 p.m.

Lane details the Public Hearing for Ann's Nest request for a site plan review and Special Use Permit. Lane described the proposed community complex for adults with intellectual and developmental disabilities. Lane outlined the dimensional requirements, staff findings for the site plan, and gave detail on the plan, including driveways, entrance ways, and parking areas. Lane continued to detail the plan, including driveways, entrance ways, parking areas for staff, visiting family members

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along with the need for Planning Commission discussion on parking, lighting, and signage requirements. Lane summarized the items for discussion including elevation and landscaping. Lane noted that the request for SUP was published in the Harbor Light and letters were sent out to surrounding neighbors and that a sample motion for the commissioners is provided in their packet. Paul Matthews, co-founder of Ann's Nest, responded to public comment and detailed the project's plans regarding building height and landscaping/screening requests. Mary Grace Haskell (?) also responded to the public's concerns, explained in greater detail the community center's purpose, the need for such a community and potential activities that may occur in a day-to-day setting. Hollerith inquired as to how residents qualify, if the utilities will be above or below ground, noted no recreational space currently, asked about proposed hours of operations, what type of program activities will be available and stated he finds it to be a commendable project. Remus questioned how long they anticipate the project to take to build, built as a whole or in stages, number of staff on site and noted concerns regarding the slopes and the slope of sidewalks. Thompson asked about the lighting plan, noted the need for a lighting plan for the site map to be clearer and how helpful that would be in a decision. Forster opened for public comments. Belinda Sobonya, agrees it is needed, questioned why there, noted concerns regarding traffic, distributed photos of the area to the commissioners, asked about removal of trees, why this area out of five counties, asked for the lighting to "dulled" and requested the commissioners to walk the property before deciding to approve. Scott Hinz stated he is in favor of the project and questioned will the SUP run with the property. Forster asked for a motion to close the public hearing. Remus made the motion to close the public hearing at 6:14. Hollerith seconded. All ayes. Forster asked for Commissioners comments. Lane noted the standards that need to be met before the Planning Commission can approve or deny parking, staff total parking spaces, signage which can be approved by Lane, Phase approval, timeline detail, details on how the community building will be used and that in the future the SUP can be amended for larger gatherings if needed. Hollerith pointed out the site plan is incomplete and needs detail on the community center, maintenance, elevation, landscaping, lighting plan, hours of operation and maximum capacity. Forster requested approval documents from the State and Federal agencies. Forster asked for a motion to approve, deny, or postpone. Thompson offered the following motion: **I, Molly Thompson, move to postpone until April 8, 2026, or at the next available meeting, a decision on Case #1-2026, a site plan review and special use requested from the applicant: A) Elevation plans for the proposed four-bedroom building, the community building, and the maintenance building. B) detailed landscaping and screening plan. C) detailed lighting plan. D) Details on the use(s), hours of operation, and maximum occupancy of the proposed community building. E) Allow more time for members of the Planning Commission to tour/inspect the property to better visualize the proposed improvements. Inspections can be scheduled with you in advance. Remus seconded. Roll Call vote: Thompson – yes, Remus – yes, Hollerith – yes, Green – yes, Forster – yes. Five (5) ayes, one (1) abstain, one (1) absent.** Osetek rejoined the Board at 6:23 p.m.

Other:

- a. Zoning Administrator Report – in packet. Lane stated that the Public Hearing for the Polo Field on Hughston had been postponed at request of applicant.
- b. Township Board Representative – Green reported on the Township Board Public Hearing Budget hearing held on March 10, 2026, mentioning it will be discussed at the regular Township Board meeting on March 24, 2026. Green noted the financing for the new Township Hall is moving forward, hoping to have bids by May and there is no new information on anyone interested in the current Township Hall.
- c. Correspondence – provided in the packet and a letter from Osetek was passed out at the meeting.

Planning Commissioner Comments (open discussion) –

Public Comments – Belinda Sobonya commented on the possibility of an entry drive in Franklin Park. Joe Graham suggested the Planning Commissioners walk/survey the proposed site and stated lighting concerns along with line of sight of the driveway with the trees.

Next Meeting: Planning Commission next regular meeting will be held April 8, 2026, at 5:30 p.m.

Adjournment: Forster asked for a motion to adjourn. **Osetek made the motion to adjourn at 6:31 p.m. Thompson seconded. Six (6) ayes, one (1) absent.**

Respectfully Submitted by:
Jim Osetek, Secretary

Transcribed by:
Amy Peters

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