

**SUPERIOR CHARTER TOWNSHIP
PLANNING COMMISSION SPECIAL MEETING
APRIL 19, 2023
APPROVED MINUTES
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1. CALL TO ORDER

Vice Chair Steele called the regular meeting to order at 7:00 p.m.

2. ROLL CALL

The following members were present: Brennan, Dabish-Yahkind, McGill, Sanii-Yahyai, and Steele. Also present was George Tsakoff, OHM.

3. DETERMINATION OF QUORUM

A quorum was present.

4. ADOPTION OF AGENDA

A motion was made by Commissioner Brennan and supported by Commissioner Sanii-Yahyai to adopt the agenda as presented. The motion carried.

6. CITIZEN PARTICIPATION

Ellie Serras, 3900 N. Dixboro Road, stated she and her daughters are committed to Garrett's Space and believe at this very moment that the highest and best use for the site is the Garrett's Space project. She added that the property will be developed.

Rose Matuzak, 4820 Vorhies Road, stated she does not feel the proposal fulfills the use of this land as stated in the Zoning Ordinance.

Lori Bennett, Corner Health Center Director, voiced her support for the project. She believes it will be wonderful when the community is recognized when they have the first Garrett's Space.

Michael Mikhail, Valleyview Drive, is Chairman of the Emergency Room at St. Joe's. He has seen a huge gap for what is needed to serve the young people with mental illness. He stated his support for the project.

Margi Brawer, Fleming Ridge Drive, was under the impression that this would not be a facility where people would go directly from the hospital to Garrett's Space.

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Jerry Matusak, Vorhies Road, shared concerns that Garrett's Space is a commercial development and a medical facility by all definition. He feels the project does not belong in a residential area.

Steve Preston, 3979 Fleming Ridge Drive, stated the project does not fit the rural area of the Township. He added the proposed usage is not consistent with a Planned Community district (PC) in a rural district.

Keith Brandt, Brandt Real Estate, is the listing agent of the property. He stated that the property is zoned A-2, with many possibilities. He added that the site is not in the country, but is bordered by M-14, and North Dixboro Road, which is a major corridor. He added there is 3,000,000 square feet of property (at 3900 North Dixboro) and Garrett's Space is looking to utilize less than 2% of that.

7. CORRESPONDENCE

None.

8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

None.

9. REPORTS

None.

10. OLD BUSINESS

None.

11. NEW BUSINESS

A. STPC 23-01 Garrett's Space Pre-Application Conference

Scott Halpert, CEO of Garrett's Space, introduced himself and the Garrett's Space team.

A presentation from the applicant was shown to the Planning Commission. It is attached to these meeting minutes.

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While showing the presentation, Mr. Halpert discussed the Garrett's Space model. Data on the residential component of the site, project phasing, and financial support was shown.

Peggy Galimberti, the Clinical Director for Garrett's Space, was introduced. Ms. Galimberti discussed the referral and intake process as well as who Garrett's Space will and will not serve.

A proposed aerial view of the site was shown, depicting proposed locations of parking, the residential building, and the creativity studio. Mr. Halpert noted that the listing agent of the property has offered to show the site, including the existing home, to anyone interested. Mr. Halpert added that Garrett's Space is committed to seeking a conservation easement of between 55 and 60 acres on the site.

Candice Briere, Midwestern Consulting, showed an alternative development plan for the site. Ms. Briere stated that SEMCOG data was used, and vehicle trips were based on the ITE Trip Generation Manual Standards.

Ms. Briere discussed the well and septic standards required for Garrett's Space, as well as stormwater management based on Washtenaw County Water Resource Commission (WCWRC) standards.

Gerald Fisher, Land Use Law Consultant, was introduced and discussed the Legal Review portion of the presentation (slides 40-48 on the attached presentation)

George Tsakoff asked if the applicant has reached out to outside agencies.

Ms. Briere stated that plans have been submitted to the Washtenaw County Road Commission (WCRC) and review comments have been received. WCRC is asking for acceleration and deceleration tapers on Dixboro Road at the driveway opening, and a wider approach at the entrance. She added that the applicant has met with WCWRC but has not yet completed infiltration testing. Soil testing and well testing has been completed and the applicant is working with the Washtenaw County Health Department. She added that additional wells would need to be installed.

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Mr. Tsakoff inquired about wetlands at the site. Ms. Briere stated that wetlands on the site are being completely avoided.

Commissioner Dabish-Yahkind inquired how many neighbors share a border with the property.

Mr. Halpert replied there are eight or nine homes.

Commissioner Dabish-Yahkind inquired more about security.

Mr. Halpert explained there will be cameras in non-private areas, and also stated some doors will be triggered if opened.

Commissioner Steele asked the average length of stay for someone staying in the residential component.

Mr. Halpert replied the stay would be three to four weeks in length.

Commissioner Steele inquired about the alternative development plan. He asked, with the 34 homes shown on the plan, how many of those would be located in the wetlands.

Ms. Briere replied all building envelopes shown on the plan are outside of the wetlands on each of the lots. Additionally, all lots could fit a well and septic field.

Commissioner Sani-Yahyai noted most of the time, young people will be referred by clinicians. She asked if the same screening procedure would be used for individuals who are self-referred.

Mr. Halpert explained the same screening procedures are used. Additionally, he added that coming to Garrett's Space would not be anyone's first time seeking mental health services.

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12. POLICY DISCUSSION

None.

13. ADJOURNMENT

Motion by Commissioner Brennan, supported by Commissioner Sanii-Yahyai to adjourn.

Motion Carried.

The meeting was adjourned at 8:18 pm.

Respectfully submitted,
Thomas Brennan III, Planning Commission Secretary

Laura Bennett, Recording Secretary
Superior Charter Township
3040 N. Prospect Rd.
Ypsilanti, MI 48198 (734) 482-6099



GARRETT'S SPACE

Hope, Healing and Connection

April, 2023



In 2019, the Halpert's founded [Garrett's Space](#) to address gaps in available treatment for other young adults experiencing distress due to mental health challenges

Meet Garrett Halpert

Multiple surveys confirm that nationally our teens and young adults are struggling with depression and anxiety:

- 70% of young adults ages 18-24 reported being moderately or severely depressed¹
- 96,000 college students were surveyed and 44% reported symptoms of depression, 37% reported anxiety disorders, and 15% reported having seriously considered suicide²
- 57% of high school girls surveyed, reported feeling sad or hopeless and 25% had considered suicide³

¹Kumanu/Harris, Dec. 2021, ²Healthy Minds 2021-2022, ³CDC 2021 data

This crisis is real in our community:

- In Washtenaw County, mental health crisis calls involving young people are up 20% year over year, with the mobile crisis team responding to mostly young adults ages 20 to 30
- A 2022 Washtenaw County Health Department report indicated that 37.6% of teens felt sad or hopeless every day for the past two weeks
- Suicide is the **2nd leading cause of death** for young people ages 15-34 in the state of Michigan.

Less than half of young adults ages 18-25 with mental illness received treatment in 2021¹

There is a critical gap in treatment. Few options exist on the continuum of care between a psychiatric hospitalization which may be traumatic and stigmatizing, and outpatient therapy which may not be enough.



Garrett's Space

Garrett's Space is a holistically focused residential retreat that promotes wellness, healing, self-worth, and resilience.

With a team of local mental health professionals, and years of planning and research, we have created a model of care to help fill the treatment gap. A model that we believe would have made a difference for our son, Garrett.

The Garrett's Space model is based on an understanding of what young adults need most:

- Connections
- Improved self-worth
- Coping strategies
- Tools to get through challenging times
- Hope

To create this model, Garrett's Space has engaged leading experts who specialize in helping families with the placement of young adults in residential facilities. Their input, along with visits to multiple existing facilities, has informed the development of our non-medical approach.

An aerial photograph of a residential development. A central cluster of buildings is highlighted with a white outline. The surrounding area is lush green with trees and winding paths. A teal banner is at the top left, and text is at the bottom right.

Scott Halpert | Our Model

Garrett's Space
Working with nature to create a serene place of healing.

Residential Center:

- 11,000-12,000 square foot residence
- Bedrooms for 15-20 young adults
- Group spaces including a library, meeting areas, telehealth rooms, and a dining room
- Cozy spaces and nooks for time alone or with one or two other participants

Creativity Studio:

- 2,000 square foot building
- Used for activities including dance, yoga, art, meditation, and music

Project Phasing*

- Late 2023, we will offer day programming, after making appropriate and necessary modifications to the existing house
- Spring/summer 2024, begin construction of the residence and creativity studio when final site plan approval is in place
- Early 2026, complete construction and expand day programming to use the constructed spaces
- Early 2027, begin overnight programming

*Assumes use and re-zoning are approved.

Mental health experts in our community agree, the
Garrett's Space model is necessary and will work.

Garrett's Space Board of Directors

Scott Halpert, *Co-founder, Pres/CEO*

Julie Halpert, *Co-founder, COO*

Jamie Abelson, *MSW, VP/Secretary*

Lisa Halpert, *Treasurer, CFO*

Robert Adams, *MA*

Lori Bennett, *FNP*

Brandon Bond, *MPH, LLMSW*

Lindsay Bornheimer, *PhD*

Felicia Brabec, *PsyD, MSW*

Eli Golshteyn

David Share, *MD, MPH*

Steve Stein, *MD*

Garrett's Space Advisory Board

Madeline and Aly Halpert

James L. Abelson MD, PhD

Nancy Baum, PhD

Nancy Davis

Mary Jo Desprez, MA

Daniel Eisenberg, PhD

Kate D. Fitzgerald, MD

Eric Furlong

Emily Gordy

John Greden, MD

Jyoti Gupta

Katie Layne Young, RN, MSN, PMHNP

Denise Hamburger

Michele Heisler, MD, MPA

Victor Hong, MD

Adam Kern

Wendy Kern, LMSW

Cheryl King, PhD

Hannah Kohn, LLMSW

Preeti N. Malani

Lisa Mann, RN, MSN, CPNP

Tim McKay, PhD

Trish Meyer, EdM

Harry Rai, MD

Deborah Renner

Megan Rodgers

Gayle Rosen

Eva Rosenwald, MSW

Deborah Salem, PhD

Srijan Sen

Marly Spieser-Schneider

Rachel Sulkowski, LLMSW

Susan Thal

Connie Wood, MS, LLP

Greater exposure to green space within nature significantly relates to lower levels of mental health symptoms:

- Lower levels of depression in a sample of over 9,000 adolescents¹
- Lower levels of depression, anxiety, and stress in a sample of over 2,400 adults²

Movement and exercise improves mental health and suicide outcomes:

- Physical exercise related to improved mental health outcomes, including improvements in suicidality, among a sample of university students³
- Yoga and movement among adults with severe mental illness improved emotional wellbeing and self-awareness, and reduced symptoms of anxiety and depression⁴

¹Bezold et al., 2018, ²Beyer et al., 2014, ³Grasdalsmoen et al., 2020, ⁴Barton, 2011

Engagement in peer support groups positively impacts mental health:

- Improvements found in isolation, happiness, self-esteem, depression, and anxiety across various peer support studies¹
- Peer support in mental health is shown to instill hope and improve engagement, quality of life, self-confidence, and integrity among individuals²

Creative expression through art and music helps young people more positively cope with stressful situations:

- Increase of resilience in young people with mental health challenges who completed visual arts interventions (even short term)³
- Feelings of comfort and understanding from others were enhanced through young adults' engagement with music as a coping skill⁴

¹Richard, et al., 2022, ²Shalaby & Agyapong, 2020, ³Coholic, 2011, ⁴Ter Bogt, et al., 2017

Garrett's Space currently hosts three weekly Wellness Groups for young adults (age 18-28).

Currently we are serving 26 young adults who on average participate for six months.

We are seeing a rise in demand for our programming. In the last 60 days there have been 20 inquiries about services.

“There’s really no right answer to mental health. Sure, there are principles and foundational things to follow, but everyone’s journey is different. Garrett’s Space has proven to me that there is no feeling I need to be ashamed of. There are incredible people, my age, working towards the same things I am, feeling the same things I am, no matter how dark. It’s a vicious cycle to judge yourself for your own negative emotions, but Garrett’s Space put an end to that. Life is meant to be shared, and of all things, love is the prize. Garrett’s Space runs on love.”

~ Recent group participant



Congresswoman
Debbie Dingell



State Senator
Sue Shink



State Senator
Jeff Irwin



County Sheriff
Jerry Clayton



State Rep.
Jimmie Wilson, Jr.



State Rep.
Felicia Brabec



County Chair
Justin Hodge



Commissioner
Crystal Lyte



Garrett's Space has Broad Support in the Mental Health Community

Victor Hong, MD

Sheila Marcus, MD

Katie Ryan, MD

Lindsey Mortenson, MD

Linda Young, PhD

Irving Leon, PhD

EMU Faculty and Staff of Leadership & Counseling

Todd Favorite, PhD

Charity Hoffman, PhD, MA, MSW

John Greden, MD

Eileen Mollen, PhD*

Stephan Taylor, MD*

Gregory Dalack, MD*

Financial Support:

- \$4 million government award secured by Congresswoman Dingell and Senator Stabenow to support construction of the residential facility
- Last fiscal year, before announcing the possible acquisition of this property, Garrett's Space raised over \$800K to support our work.
- Going forward, our operations will be funded by philanthropy, private pay (sliding scale), grant funding, and we will research insurance reimbursement.

Who We Will Serve

The Garrett's Space Program is designed as a **voluntary** support program for young adults (ages 18- 28) living with mental health challenges (depression, anxiety, and/ or suicidality) who are seeking hope, healing, and connection.

This program is an ideal supplemental option for individuals who have previously participated in an inpatient or partial hospitalization program, or those who could benefit from support in addition to regular therapy and/or psychiatric support.

We will serve young adults who could benefit from:

- A community of warm, caring peers and facilitators
- Learning helpful skills and strategies for coping with difficult days
- Being in a safe environment to share their feelings, challenges, and successes
- Listening to and being with others who are struggling with similar lived experiences
- Movement, breathwork, and relaxation exercises to improve well-being
- Helpful discussions and healing activities that provide support and help participants cope with and navigate challenging life events.
- Developing hope for the future.

We will not serve any young adult who:

- Is in need of a court ordered or involuntary treatment program
- Is currently experiencing symptoms of psychosis or mania
- Is physically threatening or a danger to others, or who has a history of physically or sexually assaulting others
- Is actively using substances that would significantly impair their judgment or lead to unsafe behaviors
- Is imminently at high risk for suicide
- Is self-harming to such a degree it requires medical attention

Based on careful screening, individuals identified with any of the above conditions will not be accepted for residential or day programming on the property.

Referral and Intake:

- Participants will typically be referred by a health care professional (e.g., nurse, doctor, therapist, or other professional, hospitals or agencies). They also may self-refer or be referred by a friend or family member.
- All participants will be coming to our center **voluntarily** seeking extra support and connections.
- Participants will complete intake documents (gathering history and current concerns) and complete an in-person or telephone intake interview with a licensed mental health professional.

Referral and Intake (cont'd):

- Participants will agree for Garrett's Space to communicate with their treating clinician and/or a family member to gather collateral information to assess for safety and confirm the participant's information shared.
- Participants in the program will have been formally assessed by a therapist, psychiatrist, or other mental health professional prior to participation in Garrett's Space.
- Assessment of all participants will be **ongoing** and referrals for a higher level of care will be provided if or when needed.

Buildings are consolidated on top of the hill to create a heart to Garrett's Space "campus."

- Create a heart to Garrett's Space "campus"
- Protected central green space for gathering
- Ease of accessibility in all seasons
- Preserving as much of the site as possible

A photograph showing a view from a stone building towards a wooded hillside. The foreground features a grassy slope with a satellite dish. The middle ground is filled with bare trees, and a dashed white box highlights a specific area in the distance. The sky is clear and blue.

FLEMING RIDGE DEVELOPMENT



WING DRIVE DEVELOPMENT



WARREN ROAD HOMES

Proposed | Garrett's Space Site Plan


~ 961 FT

~ 984 FT

~ 692 FT

DISTANCE TO CLOSEST NEIGHBORS
FROM NEW BUILDINGS



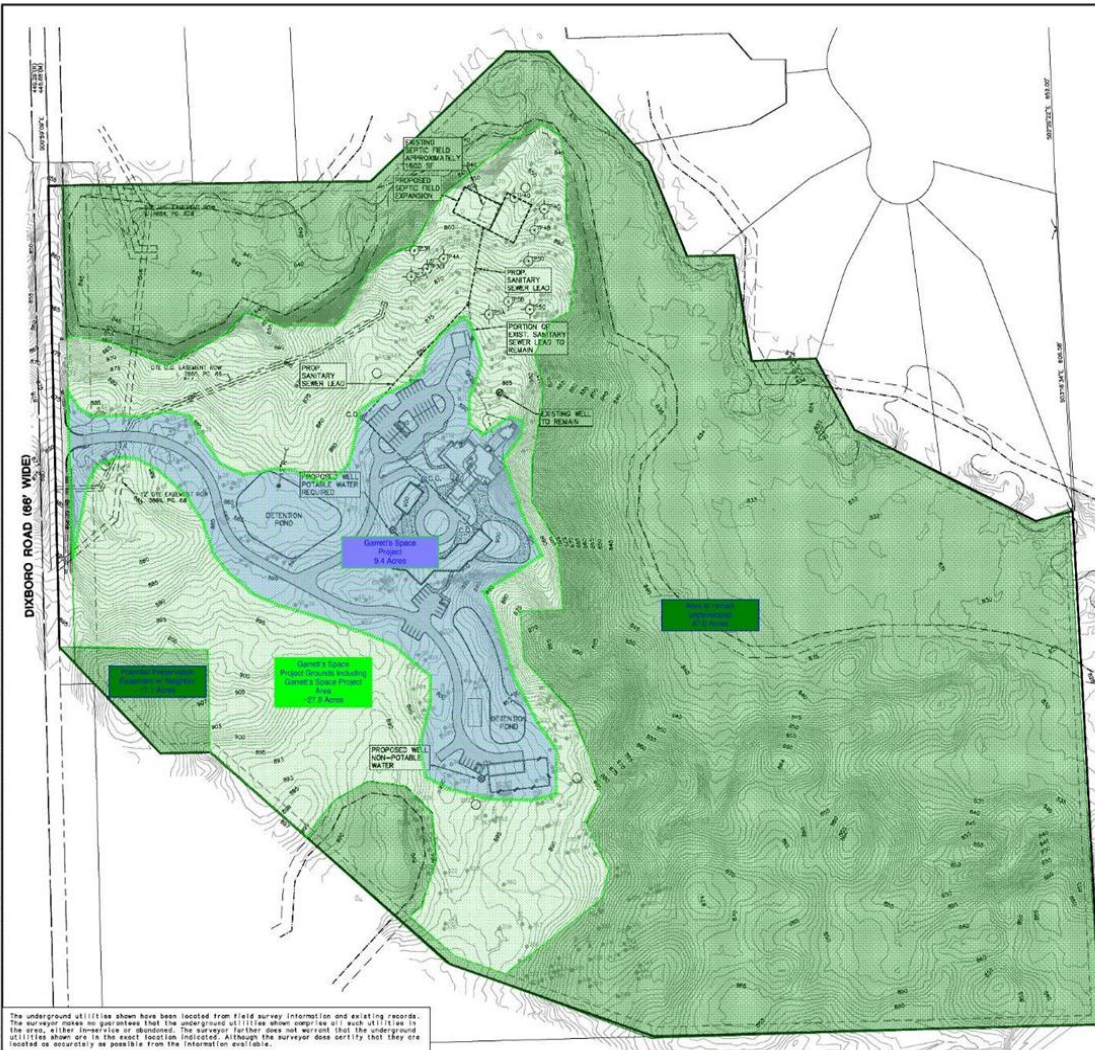


Scott Halpert | Garrett's Space Site Plan

GARRETT'S SPACE

Number of Lots	1
Population	20 Guests + 18 Staff = +/- 38 people
Vehicle Trips	186
AM Peak Hour	16
PM Peak Hour	16
Waste Water Drain Field	16,000 ft ²
Water Wells	3
Stormwater Management	115,000 ft ³
Open Space	70+ Acres
Conservation Easement	55-60 Acres
Floor Area Ratio	20,902 ft ² (R-1: 10% A-2: 5%)

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The underground utilities shown here have been located from field survey information and existing records. The surveyor makes no guarantee that the underground utilities shown comply with all codes in the area, either in terms of depth or location. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

SCALE: 1" = 100'

0 100 200 300

811
Know what's below.
Call before you dig.

LEGEND	
---	EXIST. CONTOUR
—○—	EXIST. UTILITY POLE W/ TRANS.
—○—	EXIST. UTILITY POLE W/ TRANS.
—○—	SUT MAN
—○—	ELEC. TRANSFORMER
—○—	EXIST. AD UNIT
—○—	EXIST. GENERATOR
—○—	EXIST. OVERHEAD UTILITY LINE
—○—	PROP. LIGHT POLE
—○—	EXIST. TELEPHONE LINE
—○—	EXIST. ELECTRIC LINE
—○—	EXIST. GAS LINE
—○—	EXIST. GAS VALVE
—○—	EXIST. FIBER OPTIC LINE
—○—	EXIST. WATER MAIN
—○—	PROP. WATER MAIN
—○—	EXIST. HYDRANT
—○—	PROP. HYDRANT
—○—	EXIST. GATE VALVE IN BOX
—○—	PROP. GATE VALVE IN BOX
—○—	EXIST. GATE VALVE IN WELL
—○—	PROP. GATE VALVE IN WELL
—○—	EXIST. CURB STOP & BOX
—○—	PROP. CURB STOP & BOX
—○—	REDUCER
—○—	EXIST. BLOW-OFF
—○—	PROP. BLOW-OFF
—○—	POST INDICATOR VALVE
—○—	POST INDICATOR VALVE
—○—	THRUST BLOCK
—○—	PROP. KNOCKBOX
—○—	EXIST. FIRE DEPARTMENT CONNECTION
—○—	PROP. FIRE DEPARTMENT CONNECTION
—○—	EXIST. STORM SEWER
—○—	PROP. STORM SEWER
—○—	EXIST. CATCH BASIN OR INLET
—○—	PROP. CATCH BASIN OR INLET
—○—	EXIST. BEEHIVE INLET
—○—	PROP. BEEHIVE INLET
—○—	PROP. ROOF DRAIN
—○—	END SECTION
—○—	HEAD WALL
—○—	CULVERT
—○—	EXIST. DOWNSPOUT
—○—	PROP. DOWNSPOUT
—○—	EXIST. SANITARY SEWER
—○—	PROP. SANITARY SEWER
—○—	EXIST. CLEANOUT
—○—	PROP. CLEANOUT
—○—	C/A OF DITCH
—○—	SINGLE TREE
—○—	LIMITS OF DISTURBANCE
—○—	SOL BORING

MIDWESTERN CONSULTING
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(734) 769-7884

MIDWESTERN CONSULTING

CLIENT: **GARRETT'S SPACE**
PROJECT: **CONCEPTUAL UTILITY PLAN**

JOB NO.: **22265**
DATE: **12.13.23**
DRAWN BY: **ADAM LARSEN**
CHECKED BY: **ADAM LARSEN**
SCALE: **AS SHOWN**

Candice Briere | Alternate Development Site Plan



RESIDENTIAL DEVELOPMENT (A-2/R-1)	
Number of Lots	34
Population	89
Vehicle Trips	374
AM Peak Hour	28
PM Peak Hour	36
Waste Water Drain Field	136,000 ft ²
Water Wells	34
Stormwater Management	550,000 ft ³
Open Space	0 Acres
Conservation Easement	0 Acres
Floor Area Ratio	296,208 ft ²

METRICS	GARRETT'S SPACE	RESIDENTIAL DEVELOPMENT (A-2/R-1)
Number of Lots	1	34
Population	20 guests+10 day guests+20 Staff = 50+/-	89 (SEMCOG data 2.61 per household)
Vehicle Trips	186	374
AM Peak Hour	16	28
PM Peak Hour	16	36
Waste Water Drain Field	16,000 ft ²	136,000 ft ² (4 bedroom homes)
Water Wells	3	34
Stormwater Management	115,000 ft ³	550,000 ft ³
Open Space	70+ Acres	0 Acres
Conservation Easement	55-60 Acres	0 Acres
Floor Area Ratio	20,902 ft ² (R-1: 10% A-2: 5%)	296,208 ft ²

In addition to rigorous screening protocols, **Garrett's Space will implement a multi-layered security approach**, while still maximizing feelings of wellbeing and trust:

- Strictly enforced screening process
- Inventory of personal belongings upon arrival
- Consent regarding possession of contraband and a substance free environment
- Nightly curfew, cameras in non-private areas, and clearly marked property perimeters
- Two designated staff members at the residence 24/7, responsible for monitoring resident whereabouts
- Licensed clinician at center or on-call 24/7

PLANNING AND ZONING REVIEW

Garrett's Space meets the letter and spirit of the **Master Plan** and **Growth Management Plan**, and represents a model for achieving the important purposes of the **Planned Community District** of the Zoning Ordinance.

The use is consistent with the existing or planned capacity of existing public services and facilities, including police and fire protection, traffic capacity of the Township's public roads, drainage and stormwater management facilities, and provision of onsite water and sanitary sewage facilities.

PLANNING AND ZONING REQUIREMENTS ALL MET

The proposed Planned Community site includes sufficient contiguous land area to comply with all applicable regulations of the Zoning Ordinance, adequately serve the needs of all permitted uses in the PC project, and promote compatibility between uses and the surrounding area.

PRESERVATION AND SUSTAINABILITY

The development is an extremely low density residential use consistent with the rural character of the area. The natural character and feel within the Rural Plymouth Road/M-14 Sub-Area of the Township will be maintained.

The development is compatible with Master Plan and Growth Management goals based on the preservation of the surface water (stream and pond), as well as the wetlands and green spaces that comprise the scenic character and ecosystem. The development fully respects natural resources which might otherwise be destroyed or degraded by development as permitted by the underlying zoning.

PLANNING AND ZONING REQUIREMENTS ALL MET

The development achieves the long-term conservation of open space and significant natural features of the Township in accordance with the adopted Growth Management Plan. Nine acres of development on a total site of 76 acres is exemplary.

PLANNING AND ZONING REQUIREMENTS ALL MET

Recognizable and material benefits from this low density development will be realized by both the future users of the development and the Township as a whole consistent with the Growth Management Strategy, which calls for protecting natural resources, and retaining the rural character on the property along the roads by focusing on vegetated buffers, open space, and trees lining the road.

NEIGHBORHOOD HOUSING IS THE INTENT OF FEDERAL AND STATE POLICY

Michigan zoning enabling act protection against the exclusion of this lawful use:

“A zoning ordinance or zoning decision shall not have the effect of totally prohibiting the establishment of a land use within a local unit of government in the presence of a demonstrated need for that land use within either that local unit of government or the surrounding area within the state, unless a location within the local unit of government does not exist where the use may be appropriately located or the use is unlawful.” MCL 125.3207

NEIGHBORHOOD HOUSING IS THE INTENT OF FEDERAL AND STATE POLICY

Pre-Federal Fair Housing Act Protection - Case Study

A care home for 13 mentally ill adults under the supervision of staff members was denied. The City Council was concerned with the **negative attitude of the majority of property owners located within 200 feet of the facility**. The Court observed that mere negative attitudes, or fear, unsubstantiated by factors which are properly cognizable in a zoning proceeding, are not permissible reasons for treating a home for the mentally ill differently from other forms of housing.

Although several reasons for the denial of the home were advanced, the Court found it was based on irrational prejudice against the mentally ill, including those who would occupy the facility and who would live under supervised conditions. *City of Cleburne, Tex. v. Cleburne Living Center*, 473 U.S. 432 (1985).

NEIGHBORHOOD HOUSING IS THE INTENT OF FEDERAL AND STATE POLICY

Federal Fair Housing Act Amendment to Protect Those With Disabilities

The Fair Housing Act was amended to give disabled persons access to neighborhood housing. The Congress included a critical policy statement in enacting the Fair Housing Amendment Act: the amendment is “*a clear pronouncement of a national commitment to end the unnecessary exclusion of persons with handicaps from the American mainstream.*” Persons with disabilities, to the extent feasible, must be permitted to enjoy neighborhood living.

FINAL CONCLUSION

The 76-acre Property which is proposed for the Garrett's Space care center represents mainstream living for persons with disabilities consistent with the mandate of federal housing law and Michigan zoning law. To quote the Township Master Plan, *“the rural landscape does more than simply provide scenery, as the benefits of nature to citizen mental health are recognized as very important.”*

The Property is appropriate for the proposed use. It provides a neighborhood setting, along with an environmentally rich atmosphere for healing. It provides extensive setbacks from adjoining properties.

The letter and spirit of the zoning ordinance is met.

Thank you!



Garrett's Space