

**Palmyra Township
Planning Commission Meeting Minutes
April 7, 2026**

Meeting called to order at 7:01 p.m. by Chairman John Turpening at the Palmyra Township Hall, 6490 Palmyra Rd.

John Turpening opened the meeting with the Pledge of Allegiance

Members present: John Turpening, Mark Crane, Dean Schnieder, Vivian Pell, Ryan LaRose, Rich Beaulaux

Members absent: None

Audience Attendance: 7

Agenda: Motion made by Schnieder and supported by Crane to approve the agenda as presented.
Motion Carried

Minutes: Motion made by Crane and supported by Schnieder to approve the March 3, 2026 Meeting Minutes as written. **Motion Carried**

Written Comments: None

Public Comment: None

Communications: John Turpening reported that he had contacted Catherine Mullhaupt, Michigan Township Association staff attorney, to inquire about the Planning Commission's responsibility in drafting ordinances. John stated that Catherine was adamant that the Planning Commission should not draft ordinances due to the legal nature of ordinances. She highly recommends that the Planning Commission have an attorney draft all ordinances. John stated to the Planning Commission members that he recommends that ordinances be reviewed by an attorney.

Special Land Use Public Hearing for a Special Land Use Permit Application submitted by River Raisin Development LLC for the issuance of a special use permit for a residential treatment facility at 3822 Sharp Rd (PA0 119-4890-00), a special approval use under Section 4.2.3(H) of the Palmyra Township Zoning Ordinance: Motion made by Crane and supported by Schnieder to open the Special Land Use Public Hearing at 7:05 pm. **Motion Carried**

Ryan Vargas, Executive Vice President of MVA Behavioral Health Services and River Raisin Development Holdings, and Bill Schlueter, real estate agent, were present to address concerns and answer questions about the Special Land Use Permit Application for a residential treatment facility at 3822 Sharp Road.

Ryan stated that MVA Behavioral Health Services is proud to offer a structured, clinically driven men's residential treatment program in Palmyra Township. He stated that the program provides 24/7 support

for individuals experiencing substance use and co-occurring mental health disorders, helping them to build a strong foundation for long-term recovery.

He stated that the property will be used as a residential treatment facility, providing care to adult men with substance use disorders; individuals with co-occurring mental health conditions; clients stepping up from outpatient treatment or stepping down from detox services; and individuals involved in the legal system needing treatment plans.

Ryan Vargus also described the level of care as ASAM 3.1 clinically managed low-intensity residential services; 24/7 supervised, structured living environment; and individualized treatment planning based on clinical assessment.

Ryan Vargus stated that the treatment features would include a safe, secure, and recovery focused residential setting; licensed Master's level clinicians; trauma informed and evidence-based treatment approaches; on-site group and individual therapy; Peer Recovery Coach support; and case management and discharge planning.

Core services of the program include individual therapy; group therapy; Peer Recovery Coaching; and Case Management.

Ryan Vargus stated that an integration program is featured, and patients stay in the facility and program for 30 to 90 days. He said that individuals in rural areas have issues accessing the type of care needed to treat substance use and co-occurring mental health disorders.

Chairman John Turpening stated his concern about security regarding patients being able to come and go at will. Ryan Vargus stated that patients are not allowed to come and go as they please. PC member Mark Crane wanted confirmation that the maximum number of patients to stay in the facility is twelve. Ryan Vargus stated that twelve patients is the maximum.

Chairman John Turpening asked if 4 to 5 staff members is the maximum, and Ryan Vargus stated that the number of staff is correct. According to the Zoning Ordinance, parking is limited to one space per bed, which is 12, and one space per employee, which is 4 to 5 additional parking spaces. The site plan indicates that there is not enough area to accommodate that many parking spaces. Even though the twelve patients are not allowed to have a vehicle on the property, the Ordinance still requires parking spaces to equal the number of beds. John stated that he is aware that MVA has requested a variance for the parking.

PC member Ryan LaRose asked Ryan Vargus if there is a plan to expand the parking area as a needed basis. Ryan Vargus stated that it was not going to be expanded.

PC member Vivian Pell stated that there are homes to the immediate west of the property located at 3822 Sharp Road as well as a house to the east. She stated that she is concerned about patient monitoring.

Ryan Vargus stated that patients will be monitored when it comes to leaving the property. Community accountability within the program (former patients helping current patients) also fosters recovery. Patients will primarily be from Lenawee County, but they are hoping to contract with other counties such as Monroe.

Vivian Pell asked if treatment was mandated, and Ryan Vargus stated that treatment is voluntary, but there are instances of court mandated treatment.

Vivian also asked if patients who left the facility were a threat to the community. Ryan Vargus said that they never had an incident involving patients who left a facility and did harm to local residents.

Public Comment:

Ryan Beal, 3832 Sharp Road, state that he owns property beside and behind the proposed treatment facility. He believes that the proposed treatment facility is not large enough to support 12 patients. He said that in prior years, the property was licensed for 6 beds. He believes that the facility should be a lock-down facility to provide safety in the community. Ryan Beal asked if the fire suppression and allowable beds would be addressed by the Township. Chairman John Turpenung stated that those concerns would be regulated by the State of Michigan. Ryan Vargus stated that there would be upgrades to the home, which will require local building permits. He also stated that they would be obtaining a State license as well as abiding to local and state codes. John Turpening said that the Township building inspector would be responsible for inspecting the upgrades to the property.

Wyatt Beal, 3832 Sharp Road, stated that he is part of a family of four, and that it is unnerving to hear that a facility that houses men with substance use disorders and mental health issues will be in the neighborhood. He stated that success rate of recovery is varied. He is concerned about the neighborhood kids' safety. He inquired about the safety of the facility, and how a facility of 12 men who have issues could impact the neighborhood, and how the 12 men would be confined to the property.

Karen Dice, 4805 Sharp Road, asked the Planning Commission if the property is zoned for a treatment facility. PC member Mark Crane stated that the treatment facility is permitted a special use in the zoning district. Karen stated that she is concerned about the response time for police and fire services.

Dean Scnieder asked Ryan Vargus how many times police have been called out. Ryan Vargus stated that police have been called out approximately six times in a period of 16 years, and is was usually due to aggressive behavior or theft among the patients.

John Turpening asked Ryan Vargus if females would be part of the staff. Ryan Vargus stated that most of the staff are females. He also reassured the Planning Commission that no sex offenders are allowed in the facility, and that all clients are screened by MVA or the court system.

PC member Dean Schnieder asked if there would be an inconvenience to Ryan Beal, the owner of the driveway next to the facility property. Ryan Vargus stated that he is willing to install a privacy fence along the driveway and the north side of the property.

Ryan Vargus also stated that he wanted to keep the facility property beautiful and maintained as a residential home.

Chairman John Turpening stated that he is concerned about the 4/5 vehicles as well as other traffic entering and exiting the property to Sharp Road. He stated that for safety, the Planning Commission may require a turnaround in the driveway.

**Motion made by Crane and supported by Schnieder to close the public hearing at 8:42 pm.
Motion Carried**

**Motion made by Crane and supported by Beauleaux to table the special use permit to consult with the township attorney Dave LaCasse for more information regarding the treatment facility.
Motion Carried**

Motion made by Schnieder and supported by LaRose to make a recommendation to the Township Board to seek legal counsel from Township attorney Dave LaCasse concerning the special use permitting for a men's residential treatment facility. Motion Carried

New Business:

Amendment Language for a Battery Storage Facility Under 50 Megawatts: Motion made by LaRose and supported by Schnieder to send the Planning Commission guideline for a Battery Energy Storage System Ordinance to Foster Swift to draft a full ordinance. **Motion Carried**

Unfinished Business:

Amendment Language for Siting Special Water Project: Motion made by LaRose and supported by Crane to make a recommendation to the Township Board to send the Water Infrastructure Project Ordinance to Township attorney Dave LaCasse for review. **Motion Carried**

Data Center Ordinance: Discussion has been postponed

Possibility of Data Center Moratorium Ordinance: Discussion has been postponed

Adjournment

Motion made by Crane and supported by Beauleaux to adjourn at 10:01 p.m. **Motion carried**

Next Regular Meeting: May 2, 2026

Minutes were prepared by Clerk Christine Whited.


