

**MINUTES
PLANNING COMMISSION**

March 9, 2016

MEMBERS PRESENT: Kyle Adams, Gil Ning, Ronald Rehm, Jean Roberts, Fred Seling, and Mark Weaver. Grant Mason arrived at 5:53 pm.

MEMBERS ABSENT: Jackie Middleton and Sheree Brownson

STAFF PRESENT: Andrew Dutton

I. MINUTES

The February 24, 2016 Meeting Minutes were not available for approval.

II. CONDITIONAL USE APPLICATION – PUBLIC HEARING

#CU-388 Marc Cohen of North Coast Architects, Inc. representing Flank Real Estate LLC, requested Conditional Use approval for a congregate care and nursing home facility at 1700 East Smithville Western Road in a CF (Community Facilities) District.

Marc Cohen, President of North Coast Architects, Inc., gave a brief overview of the project for a congregate care, nursing home and assisted living facility. He stated that the building would be a 99,281 sq. ft. one story state of the art facility that included 82 private residential suites in the nursing home facility and 30 assisted living units. Mr. Cohen stated the plans also indicate the construction of interior court yards and two access points off of East Smithville Western Road.

Larry Jenky, 5257 Sarah Circle, questioned the applicant about curb cuts. Mr. Cohen stated there would be 2 curb cuts and they would not be in the same location. Mr. Jenky stated there was a site line issue at Emalene caused by a 3 foot grade difference. He questioned whether the issue would be addressed. Mr. Cohen stated there was no proposed change in the grading. Mr. Cohen stated that the 3 trees at the corner of Smithville Western and Emalene would be relocated. Mr. Jenky questioned the applicant concerning storm drainage. Mr. Cohen stated that there would be a dry basin on the property.

William Craig, 4967 Emalene Road, asked questions about the storm water retention basin. Mr. Craig stated that the basin was about 20 ft. from his yard and he had concerns as he had 2 small children. Mr. Craig questioned if the basin could be moved further to the south. Mr. Cohen stated that the water retention basin was in the lower portion of the site and could not be significantly relocated.

Mr. Cohen also stated that there was a slight possibility to move it a little bit to the south, but there was not a lot of space in the layout. Gil Ning asked if the basin would be grass or dirt and how deep the basin would be. Mr. Cohen stated that it would be all grass area with landscaping around it. Mr. Cohen stated that the basin would be 7 or 8 ft. deep. Mr. Cohen stated that a 6 feet high fence could be put up against the property line in lieu of the landscaping; he stated that a fence on the property line would allow them to still be able to mow the basin.

Scott Daugherty, 4939 Emalene, questioned where the water would go. Mr. Cohen stated that the basin was the lower portion of the property and the water would flow into it and go into an underground pipe. Mr. Cohen stated that the City of Wooster had specific requirements on water retention that they would have to comply. Mr. Cohen stated that the storm water was going to come out and tie into E. Smithville Western Road.

William Arnold, 1653 E. Smithville Western Road, stated he lived directly across the street and questioned if any improvement were going to be made to Smithville Western Road. Mr. Arnold continued that currently, there was a ditch on his side of the street and he asked if there was going to be a curb and gutter drain installed. Mr. Cohen stated that he could not make any improvement outside of the property line, would not be creating a ditch and they would be tying into the storm drain. Mr. Arnold asked if the City of Wooster had any plans to improve the street.

Mr. Dutton stated that he was not aware if the project was on the capital improvements plan, though it was possibility a long term project.

Todd Snoddy, 4950 Emalene, questioned whether there would be an underground pipe line tied into the retention basin. Mr. Cohen stated that it would be covered and indicated that it would be very deep below the ground.

Larry Jenky questioned if the existing drainage was sufficient enough to take care of the development. Ronald Rehm stated the water retention basin had an underground pipe that ties into the underground utility. Mr. Jenky questioned if the pipe that ties into the retention basin would be adequate to take care of the water.

Andrew Dutton stated that the city was working on the storm water calculations. Mr. Cohen stated that the design for the run off retention basin was done by the civil engineer working with the city engineer.

Joe Kacsandi questioned how the lighting was going to be lit. Mr. Cohen stated there was pole lighting that went around the paved surface areas including walkways and sidewalks.

Leslie Daugherty, 4939 Emalene, asked questions about traffic flow concerns and indicated the development was close to Cleveland Road. Mrs. Daugherty stated that the Cleveland Road traffic intersection was very busy at the light. Mr. Cohen

stated the amount of traffic would be less than when the school was there. Mr. Cohen stated there were points when the traffic could increase, but it will have less overall traffic than the school. Mrs. Daugherty asked about parking and how many people would be employed. Mr. Cohen stated that the parking in the front was for visitor parking, outpatient, physical therapy visits, and a few selected administrative people who would be working in the front of the building. Mr. Cohen continued the parking on the side was for the assisted living residents who may have vehicles and the parking in the back was for staff members. Mrs. Daugherty asked if all the new concrete was taken into account in storm water calculations. Mr. Cohen stated that calculations required took into account hard surfaces, the roof and paved areas. He continued that all the paving areas had catch basins that would collect the water and he indicated that the majority of the water would go to the back of the property.

Gil Ning asked about a traffic study and inquired if it indicated no impact. Mr. Cohen stated that the study indicated no impact.

Carl Holbrook, Corporate Director of Operations for Progressive Quality Care, gave a brief overview of the operations of the congregate nursing facility. Mr. Holbrook stated employees would be coming in going on staggered shifts at 7 am, 9 am, 3 pm, 7 pm and 11 pm. He continued that, at most, there would be 40 to 43 employees in the building.

Mr. Holbrook stated the curb cuts in the driveways were being moved closer to Route 3, but the other exit would also be accessible from the back parking lot. He stated if traffic was stacking up, employees could go across the front of the building to the other drive.

Gil Ning made a motion to approve the Conditional Use approval for a congregate care and nursing home facility. Jean Roberts seconded the motion. The motion carried 7-0.

III. DEVELOPMENT PLAN APPLICATION

#SP-599 Marc Cohen of North Coast Architects, Inc. representing Flank Real Estate LLC, requested Final Development Plan approval for a congregate care and nursing home facility at 1700 East Smithville Western Road in a CF (Community Facilities) District

Mr. Cohen indicated the building was a 99,281 sq. ft., one story state of the art facility that included 82 private residential suites in the nursing home facility and 30 assisted living units. Mr. Cohen stated that most of their facilities were in residential areas and they blend in with the character of the area. He stated the wing on the right will be assisted living and the nursing home would be on the left. Mr. Cohen continued that they used face brick, cast stone, concrete, trim details, vinyl siding, and aluminum trim around the windows and entry ways. Mr. Cohen stated the

building was one story and the highest point was the front peak, which kept in scale with a single family residential district.

Mr. Cohen stated that they revised the plans to accommodate the staff recommendations. He stated that a few more pine trees were added , so two of the items have been addressed. Mr. Cohen indicated a sidewalk would be constructed along East Smithville Western Road from the eastern property line to Emeline Road. He stated the parcels would be combined into one single property. Mr. Cohen stated that they exceeded the amount of landscaping required so that would not be an issue. Mr. Cohen also stated the trash receptacle enclosure would be against the rear wall of the building and would have 6 ft. high walls and solid wood doors to completely enclose the trash area.

Fred Seling suggested the applicant should work with city engineers and Andrew Dutton to try and improve the site distance at the corner of Smithville Wester Road and Emeline Road. Mr. Cohen stated that the existing grade was may limit what could be done, but would look at it to see what is possible. Mr. Cohen stated there were too many limitations to do anything major.

An unknown member of the audience asked what was the timeframe for construction on the project. Mr. Cohen stated that construction for the project would start around June and would take a year to 14 months to complete.

Fred Seiling moved to approve the application subject to the following conditions:

1. Parcels #71-00410, #71-00497, and #71-00498 shall be combined into a single property.
2. A sidewalk shall be constructed along East Smithville Western Road from the eastern property line to Emalene Road.
3. Details shall be provided regarding the trash receptacle enclosure, including height and materials, meeting the requirements of Section 1165.08(a).
4. The applicant shall work with the City Engineer and City Planner to see if the site distance could be approved with minor changes at the southwest corner of the property.
5. Fencing shall be placed to the north side of the detention basin in lieu of landscaping.

Mark Weaver seconded the motion.
The motion carried 7-0.

IV. ADJOURNMENT

Jean Roberts moved to adjourn the meeting. An unknown member seconded the motion. The motion carried 7-0.

The meeting adjourned at 6:30 p.m.

Ronald Rehm, Chairman

Carla Jessie, Administrative Assistant