

7:00 o'clock p.m. Chairperson Buechler called the meeting of the Planning Commission to order.

MEMBERS PRESENT: Buechler, Crawford, Hilton, Koob, Mills, Muir, Wurmlinger

MEMBERS ABSENT: NONE

ALSO PRESENT: Kristy Jones

VISITORS: Bob and Ginny Zimmer, Ted Barss, Mike Cloud, Terry Henline, Chris Beck, Beth Mullally, Lucia Nett, Steve Larson

Chairperson Buechler opens the public hearing at 7:01p.m.

Motion by Muir, supported by Buechler, to approve the agenda as printed and posted.
Vote, Unanimous **MOTION APPROVED**

Motion by Wurmlinger, supported by Muir, to approve the minutes from 09/11/2018 as printed and posted.
Vote, Unanimous **MOTION APPROVED**

REPORT FROM TOWNSHIP BOARD REPRESENTATIVE:

Crawford reports that budget workshop for 2019 is scheduled for next Wednesday at 6pm. The Fire department ladder truck has been sold to the city of Yale. Our new truck will take several months before delivery. It is election season and several absentee ballots have already been issued.

REPORT FROM ZBA REPRESENTATIVE:

Buechler reports that the ZBA met on September 18, 2018 and granted a variance and a Class Designation for 4666 Lakeshore Road.

CITIZENS WISHING TO ADDRESS THE BOARD:

NONE

PUBLIC HEARING:

ITEM #1: SPECIAL LAND USE, 4849 LAKESHORE ROAD /74-20-015-1007-000:

APPLICANT: Michael R. Cloud, 4205 E. Lake Road, Sheffield Lake, OH 44054

PROJECT: Fort Gratiot Assisted Living Expansion

REQUEST: Special Land Use Approval for proposed Assisted Living facility

LOCATION: 4849 Lakeshore Road

PARCEL#: 74-20-015-1007-000:

APPLICANT PRESENTATION:

Steve Larson, Goforth Group, representing Randall Group. His background is Planning and has served on a Planning Commission for some 20 years. He understands the task in front of this group. Last March, the property was purchased from the Barss family. Randall Group has 12 facilities and they are a very reputable group. The mission was to expand and make it look more upscale and prettier like the homes on Lakeshore Road. The increase of 40 units makes for an increase of employment of well-paid positions with benefits. The Randall Group wants to maintain a family type of business but offer more amenities which needs more space. We hired North Coast Design Build to draw up some plans.

Mike Cloud, North Coast Design Build, said the property is zoned R-1A and abuts a school and an existing assisted living facility and housing. His group did specific research on what the township suggested to keep it residential in appearance. Zoning throughout the United States tends to put assisted living facilities in a residential setting, as this becomes the resident's home, like a single-family home. The trend of these type of facilities is to make them look like a home as much as possible and residential in nature. The road has a very large set back off Lakeshore Road and it makes this addition set back farther as it is. We did up two plans, a single story and a two story. We looked at density allowed for multiple family which is 30 residents an acre and we are way under what is permitted, at 11.5 residents per acre. We like the look of the single story as it has the appearance of a ranch style home with 75% brick, decorative siding and dormers. This is an alternative to Nursing Care and there is a demand for this type of housing. We will address outdoor space and buffering to the street as well as putting in a

sidewalk. There is a proposed beautiful interior courtyard for the residents. We meet the parking standards set by the township. The existing home will come down. The expansion will be a vast improvement to the site.

Ted Barss, past owner, this was my family's business and I have stayed on as Executive Director. We have always tried to be a good neighbor and offer good care. We tried to rezone about 11 years ago and didn't realize that our mother had made some promises and didn't follow through. We put in over \$100,000.00 into landscaping to rectify those problems. We have about five patients to one staff. Our existing home on this property is in disrepair because of lack of use over the past 12 years and does need to come down. This addition is definitely needed and we want it to be a positive one that reflects the residential neighborhood. I am aware of traffic concerns. Our ambulance calls are relatively low, about one per month. A lot of times it doesn't warrant sirens. We have basically 3 peak periods of employee traffic/shift change are minimal and not adding to the school hours of added traffic. Currently have 60 employees and an additional 25 to 30 for the expansion. There are currently two deliveries before 7:00 am and that will remain the same. I am enthusiastic about this and we see a need. We have been at full occupancy and have had waiting lists.

CITIZEN COMMENTS AND/OR QUESTIONS:

Kristy Jones read into record letters and correspondence received by:

Dr. David Ernst and Dr. Ann Marie Ernst, 4850 Lakeshore Road

Mary and Harvey Amoe, 4826 Lakeshore Road

Kathleen and Lawrence Smith, 4810 Lakeshore Road

Those present at the meeting and presented to the Planning Commission:

Bob Zimmer, 4888 Lakeshore Road, our concern is that it is residential and this is one step away from commercial. The new owners are running a business and trying to double the revenue. Who knows that in 2 years this could be sold and they may want to make it even larger. Regency and Mercy look commercial and this will too. As nice as you want to make it, the front still looks like a strip mall. None of them stand up to what Mary Barss set out to do. Changing the front takes away the residential mission that Mary Barss had when she started this. "It's the camel's nose under the tent, it's hard to tell others no, once you have told them yes". I also, had fear that the new owners want to tear down the house and now I know this to be true. Thank you.

Lucia Nett, 4903 Lakeshore Road, moved in 1974. Watched Carrigan Drain be fixed three times. My father was in a facility up the street and we concerned about his care. We moved him into Barss. He was cared for well because it was small, peaceful and quiet. It was expensive but takes good care of their patients and made us calmer. It doesn't bother me to keep it as is but it makes me very uncomfortable to see it changed for all the reasons that were already mentioned like traffic. I plan on living longer in my house and have always enjoyed Fort Gratiot and the people who run it but this is a problem that needs to be addressed.

Terry Henline, 4838 Lakeshore Road, "I'll be hard hitting and may step on toes". I will read a prepared letter given to Planning Commission and submitted for record.

Chris Beck, 4820 Lakeshore Road, read a prepared letter that was given to Planning Commission and submitted for record. Also, added, traffic grid that was presented shows shift change right when kids are at bus stop for middle school. We are upset over this. Asked, "would you want this in your neighborhood?"

Beth Mullally, 4868 Lakeshore Road, I am directly across from Barss. I dispute their shift numbers as their car lights shine directly into my home at 10:00pm and again in the morning at shift change. I can't imagine it doubling and being able to get out of my driveway. I think it will be an eyesore and I object to it being expanded. Thank you.

Motion by Buechler, supported by Koob, to close the public hearing. Time: 7:45 P.M.

Vote, Unanimous **MOTION APPROVED**

BOARD DISCUSSION:

Mills, have heard a lot of comments and valid concerns over traffic and school bus stops.

Buechler, I guess I want to know if it is only option 1 & 2, as I have a hard time with a variance for a 35' set back for the single story.

Larson, the two story option does meet set backs and we will have a buffer and landscaping. Regarding traffic there is a school next door with way more traffic. At our peak time of traffic/shift change, we will go from 8-10 per shift to 12-18 per shift. Also, a side walk will be put in to give students a place to walk and stand to wait for the bus.

Buechler, I understand the issues, the difficulty I am having is the RM parcel to the back of this property. This back portion could be sold tomorrow and someone could throw up 3 story apartments. This special land use has teeth in keeping the use assisted living.

Wurmlinger, can I see where the current drive is for the home on the property.

Larson, the drive will remain the same for the facility.

Crawford, my question is to the applicants, you have heard the residents, is there anything you have to say to address their concerns?

Larson, we wanted to add more amenities and keep it residential. We want to make it nicer and more beneficial to the residents. Want to be in this community for a long time. We can look at scale and buffering, more landscaping could be offered.

Koob, can't you do something out back or scale back to appease the residents?

Larson, we have no plans for out back. We can definitely add landscaping and buffering. We can make it more residential in use. These are just initial renderings but we can bring in pictures of some of our actual facilities that look very residential.

Hilton, have you thought of an alternate plan if this doesn't go through? There is a substantial greenbelt, the facility has been a good neighbor is there a way to compromise and leave green space?

Larson, we really only want to build out front, as we want our facility to look like it is part of this residential neighborhood. We certainly want trees, and a buffer from the street as well. This is what is appealing to those who will reside in this facility.

Crawford, are we ready or do we postpone? Need more time to access, assisted living of 80 (possible) units with special land use or 200 possible on the back parcel that is zoned RM.

Motion by Mills, supported by Crawford, to postpone until November 13, 2018 the special land use for 4849 Lakeshore Road, 74-20-015-1007-000

Roll Call Vote 6 / 1, Koob voting no. **MOTION APPROVED**

NEW BUSINESS:

ITEM #1: SITE PLAN APPROVAL, 4849 LAKESHORE ROAD /74-20-015-1007-000:

APPLICANT: Michael R. Cloud, 4205 E. Lake Road, Sheffield Lake, OH 44054

PROJECT: Fort Gratiot Assisted Living Expansion

REQUEST: Site Plan Approval for proposed Assisted Living facility expansion

LOCATION: 4849 Lakeshore Road

PARCEL#: 74-20-015-1007-000:

APPLICANT PRESENTATION:

N/A

BOARD DISCUSSION:

N/A

Motion by Buechler, supported by Crawford, to postpone until November 13, 2018 the site plan for 4849 Lakeshore Road, 74-20-015-1007-000

Roll Call Vote, Unanimous **MOTION APPROVED**

Kristy Jones reported that she passed out copies of the Master Plan Draft for the Planning Commission to review. Planning Commission recommendation to the Board of Trustees for adoption will need to be done in the first part of 2019.

A training opportunity is available to all Planning Commission members on October 29, 2018, please see the flyer/registration form. If anyone is interested, please fill in the form and return to me.

Motion by Wurmlinger, supported by Muir to adjourn. Time, 8:24 P.M.

Vote, Unanimous **MOTION APPROVED**