

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

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

MEMBERS ABSENT: Koob

ALSO PRESENT: Kristy Jones

VISITORS: David and Ann Marie Ernst, Bob and Virginia Zimmer, Bob Koppel, Karen Muzzy, Jean Quinn, Bonnie May, Mike Cloud, Marcia Haynes, Alicia Bailey, Anita Selby, Ted Barss, Steve Larson, Bill Crackel

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

Motion by Buechler, supported by Wurmlinger, to approve the minutes from 10/09/2018 as printed and posted.
Vote, Unanimous **MOTION APPROVED**

REPORT FROM TOWNSHIP BOARD REPRESENTATIVE:

Crawford reports: Last week was the election and proud that Fort Gratiot overall had 59% voter turnout. Marcotte will continue to provide the township with trash services. They were the only one to bid. Little League has announced they are pursuing building a new Little League Park on the Township's property on Parker Road. This will be a 4-5 million dollar project.

REPORT FROM ZBA REPRESENTATIVE:

Buechler reports: On October 16, 2018 the ZBA voted to approve variances and a Class A Designation on 2967 Maplewood.

CITIZENS WISHING TO ADDRESS THE BOARD:

- David Ernst, 4850 Lakeshore Road – Opposed
- Ann Marie Ernst, 4850 Lakeshore Road – Opposed
- Bob Koppel, 4880 Lakeshore Road – Opposed
- Marcia Haynes, 3527 Conger – For
- Anita Selby, 4403 Carrigan Road – For
- Karen Muzzy, 4880 Lakeshore Road – Opposed
- Bill Crackel, 4897 Lakeshore Road – Opposed
- Bob Zimmer, 4888 Lakeshore Road – Opposed
- Bonnie May, 3895 Pine Grove – For

OLD BUSINESS:

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:

Mike Cloud, applicant, presents: Re-cap on ideas, this is a residential use, traffic is not an issue here, it is with the school. Council on Aging wrote a letter supporting the need for this type of facility, as the 75+ age group is proposed grow significantly in this area. This is a 30 year-old facility that needs a facelift and more amenities offered. We will make this an upscale, top quality facility. It will provide good paying jobs as well. We listened to the residents at the last meeting and revised the plan to remain a single story and took it down to 36 units. We will screen it fully and put the sidewalk out front. Hope our willingness to make concessions shows the residents that we want to be good neighbors and provide quality assisted living care.

Steve Larson, developer/partner, we have tired to hear the concerns of the neighbors and have no objection to the screening and sidewalk out front. Location is key for this type of facility and the physical amenity of this building will be an accent to this area. Randall Group is a highly reputable group and has a high standard of care, like the Barss family.

BOARD DISCUSSION:

Crawford; Will the sloped grade from the road remain close to the same, as this provides a natural buffer.

Cloud; Yes, it will remain sloped, however the site will require fill to even it out. The building will be at lower elevation.

Wurmlinger; The use will remain residential. Traffic seems to be the big concern. I went to observe traffic at their peak time of 2:00pm. From 1:40 to 2:20, 140 vehicles passed the Randall facility on Lakeshore Road. Eleven vehicles came in and eleven vehicles left during this period. No one on Lakeshore was blocked coming or going. Even if this is doubled, it is staggered as such that I don't feel it will be a disturbance.

Hilton; I went at 2:20 to see the extent of the school traffic and found that was an issue but not for the Randall traffic as only 4 vehicles came and 1 went out at this time.

Muir; I live just down the road, I was not even aware it was there for the first 10 years. I live on the lake and see the front part of our property as a neighborhood where we meet and greet, not on the road side of our property. As for traffic, never seems to be a concern. Being a neighbor to this facility, I appreciate its use and accommodation for family members. I also like that the use will be assisted living versus high density apartment living.

Mills; I, too, live just down the road on the west side of the road and do not see a traffic problem. They run a good facility and the need is there. My brother lives in a home similar to this and considers it his home and I'm glad its in a residential area. I like to the new plans.

Crawford; I live on the road as well, and even though this is a busy road, I do not see traffic generated by this facility as problem to this road.

Buechler; My issue is with the multi-family given to the back portion of this property. Granting Special Land Use for assisted living makes the property more appropriately used. I wouldn't like to see anymore than 36 units on this portion of the property.

Mills; These decisions are difficult and we don't take them lightly. We weigh out both sides and at the end of the day, we have to do what is right for the community as a whole.

Hilton; I think we have to look at the use and it is residential.

Motion by Mills, supported by Muir, based on the reason that the use of assisted living already exists on the property and the need for this type of residential use is viable for our community to approve with conditions that the structure remain one story and 36 units the special land use for 4849 Lakeshore Road, 74-20-015-1007-000
Roll Call Vote, Unanimous **MOTION APPROVED**

ITEM #2: 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:

Mike Cloud presented; We would like to move forward with the proposed single story, 36 unit expansion. We will have the fully engineered plans done as well as a landscaping plan.

BOARD DISCUSSION:

Landscaping, lighting, parking, engineering and pump stations all discussed.

Motion by Hilton, supported by Muir, to approve with conditions that it meet the standards as detailed on the Site Plan and Engineering reviews dated October 5, 2018 by BMJ Engineers & Surveyors, INC and have a landscape plan including mounding vegetation and 4' ever green hedges on the front and an 8' concrete sidewalk across the front, approval the site plan for 4849 Lakeshore Road, 74-20-015-1007-000

Roll Call Vote, Unanimous **MOTION APPROVED**

Motion by Buechler, supported by Hilton, to adjourn. Time, 8:49 P.M.

Vote, Unanimous **MOTION APPROVED**