

**MACEDONIA PUBLIC HEARING
MEETING MINUTES
MARCH 17, 2014**

CALL TO ORDER

Mayor Kuchta called the public hearing to order at approximately 5:15 p.m. Mayor Kuchta introduced Mr. Hopkins, who is a new member of the planning commission. Mayor Kuchta gave some background information about Mr. Hopkins, which he is a resident of Macedonia and also owns a business in Macedonia.

ROLL CALL: Present were Mayor Kuchta, Ms. Darrow, Mr. Hopkins, Mr. Mauk, and Mr. Westbrooks. The staff members present were Fire Inspector Don Bell, Assistant Building Commissioner Dennis Saxe, and City Planner Brian Frantz.

REQUEST FOR CONDITIONAL USE PERMIT FOR LONG TERM CARE/ NURSING HOME AND ACCESSORY USES AND PROPSAL FOR SITE PLAN APPROVAL AT 9735 VALLEY VIEW RD.

Mayor Kuchta explained that the location of the property is next to the dentist office and Herchick Tire, near the intersection of Valley View and Route 82. The property will be on the same side as these businesses. This is a little confusing, because there is another Nursing Home proposal for the other side of Valley View Road.

There were no comments or questions for the applicants.

END OF TOPIC

ADJOURNMENT

Mayor Kuchta closed the public hearing at approximately 5:16

----END OF PUBLIC HEARING----

**MACEDONIA PLANNING COMMISSION
MEETING MINUTES
MARCH 17, 2014**

CALL TO ORDER

Mayor Kuchta called the planning commission meeting to order at approximately 5:30 p.m.

APPROVAL OF THE JANUARY 13, 2014 MINUTES OF THE PLANNING COMMISSION MEETING

Ms. Darrow made the motion to approve the January 13, 2014 meeting minutes and Mr. Westbrooks seconded the motion. All members were in favor, Mr. Hopkins abstained.

APPROVAL OF THE FEBRUARY 10, 2014 MINUTES OF THE PLANNING COMMISSION MEETING

Ms. Darrow made the motion to approve the February 10, 2014 meeting minutes and Mr. Westbrooks seconded the motion. All members were in favor, Mr. Hopkins abstained.

PROPOSED SITE PLAN APPROVAL AT 9730 VALLEY VIEW RD.

Present for the applicants were Mark Cohen, President of North Coast Architects, Aton Flank, owner of Progressive Quality Care and Carl Holdbrook, director of operations. Mr. Flank went into details about the company. He is a third generation owner, it is family own and operated, his grandparents open the

facility in the 1960's, they have 9 facilities located within Ohio, and this will be a replacement facility. The buildings will have all private rooms with private baths and showers, all are handicap accessible. The facility will be called the Avenue at Macedonia; there are three other avenue style facilities within Ohio. It will be a 98 bedroom facility. They have properties nearby that people can tour to get an idea of how the building will look. Mr. Cohen explained that they were there for conceptual site plan approval for the Avenue at Macedonia Nursing Home and Rehabilitation Center. The facility will be located on the south side of Valley View Road, across from Park Avenue. The property is composed of three parcels, approximately 6.9 acres of land. North of the property is zoned B-1, the property itself is zoned B-O (business office). There is a railroad located behind the property and across the street, it is zoned B-1. The nursing home is a conditional use for the B-O district. They are aware that they need to have a public hearing to receive a conditional use permit and will return to the planning commission at a later date. The minimum acreage requirement for this type of facility is 2 acres; however, they have almost 7. They comply with all required setbacks for front, side and rear. They also comply with the parking requirements and setbacks. They exceed the parking requirement by 91 spaces. There are 83 spaces located in the front of the building (including 6 handicap spaces) and 41 spaces along the side of the building. There are two entrances to the property, both off of Valley View Road, they believe the two entrances will enhance the flow of traffic and have a full access road around the property. This also helps accommodate the fire department, trash pickup and delivery vehicles. There is a storm water retention basin on the Northwest side of the property at the low side of the property to help with drainage and storm water management. There will be a variety of green spaces throughout the property. There will be landscaping in front of the parking, in front of the building, around the side building and the courtyards inside will be landscaped for the residents. The building itself is a one story facility, 77,700 square feet. There will be full support facilities including, physical therapy at 2,900 square feet, a dining area with lounges, and the Avenue concept including a main dining room, a main lounge, beauty shop, chapel, library, physical therapy, ice cream parlor, and activity room. This gives the residents a wide variety of options. There are two entrances and emergency exits throughout the building. The building is residential in character. On the exterior of the building, there will be brick in certain areas and precast concrete for trim. The building will have vinyl sidings, windows and trim, asphalt shingles utilizing residential details and elements so it has a residential feel instead of institutional. This is the fourth building with the Avenue concept (Warrensville Heights, very similar to the one being proposed in Macedonia, Medina, and Aurora, which is still under construction). City Planner Brian Frantz and Assistant Building Commissioner Dennis Saxe read their comments. Mr. Westbrooks asked the applicants where Park Avenue was located within the plans. He then asked if the applicants could line Park Avenue up with the driveway. The applicants said they would keep the recommendation in mind and revisit the issue at a later date. Mayor Kuchta explained to the applicants that the commission can approve as long as the applicants follow the recommendations laid out by Mr. Frantz and Mr. Saxe. The applicant assured the commission that window request made by Mr. Saxe could be accomplished, but they would like to discuss brick requirement options in more detail with Mr. Saxe. Fire Inspector Don Bell read his memo for the applicants and commission. Mr. Bell asked the applicants if the rear entrance of the building was covered. They informed him that it was not, but the front entrance was. Mr. Bell questioned where the ambulances would report for a non fire emergency. The applicants said typically they would report to the rear entrance, but many times the ambulances would go to the front where the porte-cochere is located, which is tall enough for an ambulance to drive under. Mr. Bell explained that it is more accommodating to take the patients out under a covered area to protect them from the weather. Mayor Kuchta then recapped the discussion and stated that the only outstanding issue was the brick, which can be made as a conditional approval with administrative review

with Mr. Saxe. Mr. Westbrooks made the motion to approve the conceptual site plan with the stipulation that architectural issues are to be handled between the applicant and Dennis Saxe, assistant planning commissioner. Mr. Hopkins seconded the motion. All members voted yes.

END OF TOPIC

REQUEST FOR CONDITIONAL USE PERMIT FOR LONG TERM CARE/ NURSING HOME AND ACCESSORY USES AND PROPSAL FOR SITE PLAN APPROVAL AT 9735 VALLEY VIEW RD.

Present for the applicant was T. David Mitchell with LTC Realty II, Brad Pauling with PH7 Architects, and John Walsh with GBC Design. The applicants are requesting two approvals, for a conditional zoning permit for a senior citizen residential facility and site plan approval. The building site is at 9735 Valley View, where the former school building was located. The property is 3.88 acres at the corner of Valley View and Park Avenue, directly across from the previous proposal (9730 Valley View). The property is zoned B-1, it is surrounded by B-1 zoned properties to the north and west, B-O to the south, and R-1 to the east across Park Avenue. The proposed building is 72,000 square feet. The applicant mentioned that the property has a very severe grade change from the northeast corner (elevation of 1016 feet) to the southwest corner (elevation of 1000 feet). The applicants used the existing grade change in the design of their building. From Valley View, the building appears to be 3 stories, but from Park, the building is two stories. The applicants submitted an application to the Board of Zoning Appeals for a height variance. The Western Reserve building style requirement causes the building to exceed the allowable height. The primary tenant of the building will be a skilled nursing facility. The applicants have 54 skilled nursing home beds under their control for Summit County, which they propose to relocate to this facility. The facility will be 80 units, 12 will be semi private rooms. The maximum amount of residents the facility will have is 104. The applicants mentioned the idea of using unused skilled nursing rooms for long term acute care hospital. They have control of 32 Eltech beds as well, which can be moved into this facility. They are proposing a dialysis center on the ground floor from the Valley View entrance. If the facility needs additional skilled nursing beds after the 54 have been moved, the applicants would propose to supplement those with a cross county bed move, which is permitted once the facility is licensed and operating. Mayor Kuchta explained that nursing home facilities cannot be built without having beds available. There are only a certain number of beds available per county and the beds can be transferred from facility to facility within the county. There is a process to move beds across county lines once a facility is licensed and operational, but the county receiving the beds must be a bed need county. Summit County is a need bed county. The applicant demonstrated that they are in compliance with the code for a conditional use permit in a B-1 district. The nursing home will be a 24/7 operation, but most of the activity will be during shift change, typically 3 shifts 7:00, 3:00, and 11:00. They will only be using fire and EMS for emergencies only. Patient transportation will either be done through private ambulances, which is contracted through the facility, or another driving arrangement. They believe there will be approximately 5-6 emergency runs per week to be expected for this facility. They are expecting to employ 90-100 people, which could cause some people to move to the area. The applicants explained that they are a for-profit business and will be paying taxes; therefore they believe the revenue being received will offset the additional fire and EMS personnel that are required. Health care operations do not generally produce a lot of noise or light or produce anything hazardous. All medical waste will be disposed of properly. Private trash will be provided. For the site plan approval, the applicants believe everything complies with requirements from the B-1 district, other than the height, which a variance is being requested from the BZA. The applicants addressed the issue of the fire lane behind the back of the building being too narrow. The applicants indicated that they wanted it smaller

to deter people from driving on it and keeping it exclusively for fire and EMS vehicles, but if it needs to be 22 feet, they will make it 22 feet, but if it can be less, they would prefer to keep it smaller to preserve green space for recreational activities and prevent non fire and EMS vehicles from using the drive. The applicants are proposing 4 means of ingress and egress to the site. Two are off of Valley View Road, west of Park Avenue, 1 main entrance off of Park Avenue and another entrance off of Park Avenue, predominately being used for outpatients going to the physical therapy center. They envision the westerly entrance off of Valley View Road being used for patients going to the dialysis center. Since the dialysis patients do not drive, there is a proposed drop off lane for patients to be dropped off at the entrance and exiting the 2nd entrance on Valley View. The applicants would like to keep all 4 entrances to create a better flow of traffic or discuss the possibility of moving them around, but would be willing to amend their proposal to three if the administration deems it necessary. The parking along the far westerly side will be predominately employee parking and also contain the dumpster. There will most likely be only 35 people working per shift. There are 70 parking spaces proposed for the facility, double of what is required. The applicants explained that the dumpster will be pulled away from the building so a garbage truck can come in with the front end loader, then reverse and make a 3-point-turn to exit the parking area. If the dumpster is placed next to the building, the facility will either lose parking spaces or a garbage truck will have to back out of the parking lot. Mayor Kuchta informed the applicant that the important issue is that the dumpster should be enclosed. The applicants explained that on the landscape plan it is surrounded and they would be willing to enclose the dumpster. The applicants explained that the dumpster would not be visible from the view of the patio. Mr. Frantz explained that he believed eliminating the driveway off of Valley View and closest to Park would be a wise consideration to talk to the traffic engineer about. Mr. Frantz explained that he does understand the want for the driveway with the drop off, but he believes it can be handled another way. With Park Avenue being so close to the proposed driveway (approximately 120 feet), removing it would eliminate any confusion from someone turning off Park onto Valley View. Mr. Frantz then read the remainder of his memo for the commission and applicants. Assistant Building Commissioner Dennis Saxe and Fire Inspector Don Bell read their memos as well. City Engineer Nick Fini's memo was then read. Mayor Kuchta stated that he believed the driveway closest to Park Avenue off of Valley View would not be acceptable. The traffic light located on Valley View tends to back up traffic on Valley View several times throughout the day, causing visibility from Park to be limited. In the future they will be widening state route 82 to alleviate the traffic issues. Mr. Westbrooks agreed with the statement that four entrances might be unnecessary for that type of facility. It is not necessary to drain the site. As far as having an in and out drop off area, vehicles could enter off Park and exit on Valley View. Mr. Westbrooks suggested that the city engineer look at both projects (9730 Valley View and 9735 Valley View) to get an overall plan of how the driveways will be laid out. Individually, neither project is a huge impact, but both being located right next to each other, near a bad intersection, it could create a mess. With 9730 Valley View proposing 2 driveways and 9735 Valley View proposing 4, 9735 Valley View should try to cut theirs down to 3, eliminating the driveway next to Park. Mayor Kuchta stated that access off of Park will be nice because it can be controlled with lights to state route 82, but Valley View is a problem. Mr. Westbrooks asked the applicants if the canopy was large enough for fire and EMS vehicles to drive under. The applicants confirmed that it was. The applicants stated they are happy to accommodate Mr. Saxe's requirements and also Mr. Frantz's landscape suggestions. Mr. Hopkins asked if the storm and sanitary lines are large enough to handle the impact the facilities will bring. Mr. Frantz stated that the question should be directed to Mr. Fini to answer. The applicants commented that they will be providing underground storage for storm water on the site. There are 2 dry ponds on the site, but under the parking lots, there is underground storage. Mr. Westbrooks asked for clarity of what they are requesting tonight at the meeting. Ms. Darrow stated they

needed to go to BZA on Wednesday. The applicants said they were looking for conditional use permit approval and site plan approval subject to BZA approving their variance request. Mayor Kuchta stated that it was a conceptual site plan approval. The applicants asked for clarification stating that they are looking for site plan approval. If you deem the site plan not acceptable in its current form, requiring changes, like the number of driveways, the applicants would come back and submit a final site plan. However, they are close to the deadline with the seller to know if they can build the facility. They are not concerned with tweaking the plans to comply with the administrations requirements. They are looking for confirmation that they can construct the facility as proposed. Mayor Kuchta explained that with the motion being made tonight, it will be noted that the driveway discussed will be worked out of the equation. Also, the requirements made by the staff with the conditions with the approval. Mr. Westbrooks made the motion to approve the proposal with the conditions that the applicants will receive BZA approval for their height variance and administrative review. Ms. Darrow seconded the motion and all members were in favor. Mr. Frantz informed the commissioners that the applicants were also looking for a conditional use permit; therefore, a second motion would need to be made. Mr. Westbrooks made a motion to approve the request for a conditional use permit. Ms. Darrow seconded the motion and all members were in favor.

END OF TOPIC

PROPOSED DYNAMIC DISPLAY SIGN AT UNITED METHODIST CHURCH

Mr. Frantz read his memo for the commission. Many of the issues Mr., Frantz addressed in his memo had been answered with additional information provided by the applicant. Mr. Saxe read his memo as well. Mayor Kuchta discussed that dynamic display signs have been a heavily discussed topic. The city wants to control the type of signage that is allowed to be displayed. Ms. Darrow stated that the moratorium on electronic signs had expired in September. Ms. Darrow asked if the brick base was still going to be part of the sign. The applicants confirmed that it was still going to be used and it is just a sign replacement and not a removal of the base. Mr. Hopkins questioned why a church needs a dynamic display sign. The applicants explained that the current sign is 35 years old and is the 35 year old version of a dynamic sign. They are getting the current version. Mr. Hopkins said he understands the updating of signs, but it is not a retail store trying to draw in customers, so why is the dynamic display necessary. The applicants explained that essentially they are trying to pull in customers. The size of the congregation has been going down and this is one way they can attract more people into joining their congregation including the younger generation that pay more attention to dynamic display signs rather than static signs. Mayor Kuchta explained that there was another dynamic display sign proposal from another church, but was denied because it was turning into more of a television than sign. Ms. Darrow mentioned that United Methodist Church is more than a church. They feed people on Thursday nights for free and have other functions going on daily. The applicants explained that their main goal is to be good stewards to the community. Mr. Westbrooks asked the applicants if they understand the conditions required for the sign to operate. The applicants explained that they completely understand and are willing to sign an agreement stating they will abide by the city's rules and regulations. Mr. Frantz mentioned that video displays are prohibited within the city. Mr. Westbrooks made to motion to approve the proposal. Ms. Darrow seconded the motion and all members were in favor.

END OF TOPIC

PROPOSED WALL SIGN AT WINDMILL GOLF CENTER

Mr. Frantz read his memo for the commission. The applicant informed the commission that both signs are 6'x6' (36 sqft, 72sqft total) and are not side by side. Mr. Frantz asked the applicant if the signs will be on the same façade or two different façades. The applicant stated that the signs would be equal on the same surface, on the driving range side. Mr. Westbrooks stated that he thought he remembered doing a similar proposal for 2 Club Golf. The applicant informed the commission that previous signs from 2 Club are still visible, and the proposed signs are to cover them up. Ms. Darrow asked Mr. Frantz for his opinion on whether they can approve the submittal or should table it for a future meeting. Mr. Frantz asked if the signs were being increased from the previous signs or just simply replacing the remnants of the old signs. The applicant explained that it was simply replacement; they were not increasing in size. Mr. Frantz deemed it to be acceptable for the commission to approve. Ms. Darrow made a motion to approve the proposal Mr. Hopkins seconded the motion and all members were in favor.

END OF TOPIC

PROPOSED REPLAT TO CONVERT LOTS 1 & 7 TO COMMON AREA ON CIELO E' TERRA DRIVE

Mr. Frantz read his memo for the commission. Mayor Kuchta asked the applicant if there was a homeowners' association. The applicant explained that he believes there is but is not completely sure. Mayor Kuchta explained to the applicant that the commission can give approval dependent on providing proof that the homeowners' association approves, if one exists. Ms. Darrow said she went to the county for homeowners' association information, but was unable to find it. Mr. Fini's memo was read for the commission. Ms. Darrow asked how the taxing of the parcel will be handled. There was not a clear answer on what would happen. Ms. Darrow made a motion to approve the proposal for the replat with the provision there is approval from the homeowners' association if one exists. Mr. Westbrooks seconded the motion and all members were in favor.

END OF TOPIC

PROPOSED ANTENNA ADDITION AT CITY HALL

Mr. Fini's memo was read for the commission. The applicant explained that the mount is 1'x1' and will sit on top of the tower. The height of the antenna is determined by Verizon. Everything is determined by Verizon, it goes where they decide to put it for the tower. The antenna being mounted to the recreation center has more flexibility and can be placed anywhere on top of the building. Ms. Darrow asked what the purpose of the antenna. The applicant explained that since the building had been built, there is a wired connection between City Hall and the Recreation Center for phone lines and network connection, being paid for by the city, which is extremely expensive. The applicant stated that the project will pay for itself within a year. Ms. Darrow asked how much the project will cost. The applicant explained that it depends on the model but will be between \$1,200.00 and \$6,000.00. The applicant explained that \$3,000.00 was made available last year for the purchase, but there is a newer model that 100 folds the data input. Ms. Darrow questioned if this purchase was coming out of the Fire Departments budget. Mayor Kuchta said that was not what was being discussed tonight. Ms. Darrow made a motion to approve the proposal. Mr. Westbrooks seconded the motion and all members were in favor.

END OF TOPIC

ADJOURNMENT

Mr. Hopkins made a motion to adjourn at approximately 6:35p.m. Ms. Darrow seconded the motion and all members were in favor.