

CITY PLANNING COMMISSION

MINUTES REGULAR MEETING NOVEMBER 3, 2009 @ 7:00 P.M.

A. CALL TO ORDER

The City Planning Commission met in regular session on November 3, 2009 at 7:00 p.m.

At roll call the following members were present: Mr. Gordon Davis, Mr. John Pfeifer, Mr. Don Turner, and Chairman Keith Eckles. Also present: City Attorney Mark Pitstick, City Manager Joe Denen, City Council Chairman Ben Roby, and Chief Building Official and Recording Secretary Rod Bryant.

Mr. Pfeifer moved and Mr. Turner seconded the following motion:

MOTION: To approve the minutes of September 1, 2009 as submitted.

At roll call, the vote resulted as follows: Mr. Davis, "Aye", Mr. Pfeifer, "Aye", Mr. Turner, "Aye", and Chairman Eckles, "Aye".

MOTION CARRIED

B. BUSINESS SESSION

1. Application #03-09

HFC Management, Inc. – David Seitz

1100 Shawnee Road

Lima, Ohio 45805

Issue: Pre-application sketch – 25 acres N. Glenn Avenue – Nursing Home.

Mr. David Seitz of HCF addressed the Commission and began with the history of the HCF company. He stated that they had been operating on Glenn Avenue at Court House Manor since the late 1970's and described their Saint Catherine's location at 1771 Old Palmer Road. Mr. Seitz stated that the facility on Old Palmer Road was beyond its years and that they were going to relocate 50 of those beds, along with 14 beds from the existing Court House Manor and build a new facility inside Washington Court House with a building size of 58,000 square feet and 86 beds. He stated that the 14 removed beds from CH Manor would allow for the enlargement of some of the rooms and the addition of some amenities there at that location.

Mr. Seitz stated that the current CH Manor facility is only 31,000 square feet and holds 100 beds and that the new facility is certainly more spacious and will provide more amenities. He stated that they wanted to work with the neighborhood and administration to be a "good" neighbor that blended well with the area. Mr. Seitz distributed some drawings and pamphlets of their Briarwood complex in Coldwater, Ohio. He also stated that they wanted to file their CON application with the State within the next few weeks.

Mr. Pfeifer asked about the differentiating types of care to be provided and Mr. Seitz described the differences in nursing home care and assisted living. Mr. Pfeifer reminded Mr. Seitz that the property was zoned R-3 and that his development would be a “conditional” use in the R-3 district requiring additional approvals. Mr. Seitz agreed and stated that he had been working with Building Official Rod Bryant who had encouraged the CF zoning classification which seemed to be the best fit and that they would be requesting a rezoning of the property to CF. The Planning Commission agreed that CF was the best zoning classification for the proposed development.

Mr. Eckles asked about the open/play area requirement in the R-3 and inquired as to the amount of “greenspace” that would be set aside within the development, and Mr. Denen asked if the “Out Parcels” were going to be subdivided. Mr. Seitz stated that the out parcels would not be subdivided and that all of the land would be retained and not sold; this helped answer Mr. Eckles question regarding “greenspace” as the development allows for much more space around the proposed facility than required; this space will contain a meandering walking path which will be dotted with benches and shade trees. Mr. Davis asked about the walkway and Mr. Seitz stated that it would be paved or concrete and would be 5 feet wide.

Mr. Eckles stated that the extension of Glenn Avenue must go to the boundary of the property and Mr. Seitz agreed. Project manager, Revis Nickles, asking for specifics regarding the roadway guidelines from Mr. Bryant. Mr. Bryant stated that the platting requirements along with the street improvement standards were detailed in the City’s Subdivision Regulations and that a copy of them would be provided. Mr. Bryant also stated that the street extension would bisect the property creating a triangular parcel of about an acre and asked about the zoning classification of this lot which would be the only “out parcel” created. Mr. Seitz stated that they would discuss this further and present it with their rezoning request.

Mr. Seitz also described the “stub” off of the parking area and asked if this stub could extend to Rawling Street through one of the undeveloped lots on the north side of Rawling Street. The Committee agreed that this was a personal preference but that it would make good planning sense.

Mr. Seitz thanked the Committee and agreed that he would pursue the rezoning with Mr. Bryant along with the platting of the street.

The pre-application sketch receives no vote so Mr. Eckles moved onto the next application.

2. Application #04-09
City of Washington C.H. – Joe Denen
105 N. Main Street
Washington C.H., Ohio 43160
Issue: Alley Vacation – New Police/Fire Facility

Mr. Denen discussed the need to consolidate lots for property tax purposes and stated that the alley which is currently underneath the new police/fire facility at 225 E. Market Street is not needed and may be vacated.

With no further discussion Mr. Pfeifer moved and Mr. Davis seconded the following:

MOTION: To approve application #04-09 as submitted.

At roll call, the vote resulted as follows: *Mr. Davis, "Aye", Mr. Pfeifer, "Aye", Mr. Turner, "Aye", and Chairman Eckles, "Aye".*

MOTION CARRIED

C. OTHER BUSINESS

No other business was discussed.

D. ADJOURNMENT

There being no further discussion Chairman Eckles requested a motion for adjournment. Mr. Davis moved and Mr. Turner seconded the following motion:

MOTION: To adjourn the November 3, 2009 City Planning Commission Meeting.

At roll call, the vote resulted as follows: *Mr. Davis, "Aye", Mr. Pfeifer, "Aye", Mr. Turner, "Aye", and Chairman Eckles, "Aye".*

MOTION CARRIED

MEETING ADJOURNED.

The meeting was adjourned at approximately 7:55 p.m.

APPROVED this _____ day of _____, 2009.

Mr. Rod Bryant, Recording Secretary

Mr. Keith Eckles, Chairman