

**CITY OF MUNROE FALLS
PLANNING COMMISSION MEETING MINUTES
TUESDAY, JANUARY 26, 2016**

Call to Order:

Mr. Bush called the meeting to order at 7:02 p.m.

Roll Call:

Members of Planning Commission present: Jake Bush, Joseph Halpin, Mike Hyrnick, Bob Pitz, and Jenny Markovich

Members of Planning Commission absent: Jim Iona, Council Member Alternate

Also Present: Mayor James Armstrong, Service Director Bowery, Community/Economic Development Director Anne DiCola

Election of Officers:

- **Chairman:** Mr. Hyrnick moved to appoint Mr. Bush for Chair of the 2016 Planning Commission and Mr. Halpin seconded the motion.

Motion:

A voice vote was taken and unanimously approved. Mr. Bush was elected Chair of the 2016 Planning Commission.

- **Vice Chairman:** Mr. Pitz moved to appoint Mr. Hyrnick to Vice Chair of the 2016 Planning Commission and Mr. Halpin seconded the motion.

Motion:

A voice vote was taken and unanimously approved. Mr. Hyrnick was elected Vice Chair of the 2016 Planning Commission.

Approval of Minutes:

Minutes from the November 24, 2015 and December 22, 2015 Planning Commission Meetings were tabled until February 22, 2016. Roll call was taken and the motion passed unanimously.

Mayor's Report:

- No report

Community Development Committee Report:

No report

Items for Consideration:

- | | | |
|----------------------|----------------------------|--|
| 1. PC2016-01: | Applicant: | John Dodd |
| | Applicant Address: | 214 Hunter Avenue
Munroe Falls, Ohio 44262 |
| | Property In Review: | Parcel #50458609 |
| | Property Owner: | Barbara Heinbaugh (deceased)
196 Hunter Avenue
Munroe Falls, Ohio 44262 |

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Zoning District: R-2

- **Applicant seeks approval for lot split**
- Mr. Dodd is requesting approval to divide PPN 50458609 into three (3) parcels. The first parcel will be 90' wide x 115.03' deep. The second parcel will be 105' wide x 115.11' deep. And the third parcel will be 32'39" wide x 115' deep. This parcel will be added to Mr. Dodd's property thus bring his property width to code.

Motion:

Mr. Hyrnick moved and Mr. Halpin seconded the motion to approve PC2016-01.

Roll call vote was taken. The motion passed unanimously.

2. PC2016-02:	Applicant:	Dan Roach Architect Mark Lowen, Land Use Mgr.
	Applicant Address:	3150 Kettle Ct. SE Salem, OR 97301
	Property Owner:	Munroe Falls Retirement Residence LLC Lenity Architecture
	Property In Review:	499 South Main Street Munroe Falls, Ohio 44262
	Zoning District:	R-4

- **Applicant seeks approval for (a) site plan review and (b) lot split**

Munroe Falls Retirement Residence LLC local representative, Michael Wohlwend, Wohlwend Engineering Group, 4216 Karg Industrial Street, Kent OH 44240, presented the lot split and site plan to the Planning Commission including the following points:

- The proposed memory care facility will be designed for 64 beds, licensed by the state, and is a \$10 million dollar investment with up to 70 jobs, both part-time and full time.
- Construction: Brick veneers, concrete type siding, and dimensional shingles which will maintain residential appearance
- Facility access will be from Steeplechase Lane entrance and proposed driveway on South Main Street. This driveway will only allow right turn exits. Per city request, Transportation Management Services performed a trip generation analysis for the proposed facility and concluded that the change in the amount of generated traffic will not have an impact on the surrounding roadway network nor require a full traffic impact study.
- Developer will install hydrants and a public water line along west side of South Main Street and private waterlines encompassing the development per city ordinances.
- The city requires a post development storm event up to a 25 year with a one (1) year predevelopment release rate. However after meeting with local neighboring residents, the calculations were reevaluated and increased to a 100 year rain with a one (1) year predevelopment release rate. The result will be an

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oversized detention basin located on the western portion of the property. In addition the water will be intercepting and directed towards a storm sewer rather than cause flooding.

- Lighting will shielded/restricted on parking area only.

Mr. Bush inquired whether or not the proposed is a site plan review or conditional use application. Noting that site plan review would override conditional use. Mr. Bush stated that if revisions are required than the application would be tabled. Mr. Bowery concurred.

Members decided to review the lot split portion of the application first.

(b) Lot split:

Parcel A (4.596 acres) will be for the development of the memory care facility and Parcel B (4.423 acres) is to remain vacant at this time. Parcel B will be slightly cleared to coincide with the grading of Parcel A when the construction begins. Mr. Wohlwend indicated that the lot split is being considered at this time due to lending purposes.

Motion:

Mr. Hyrnick moved and Mr. Pitz seconded the motion to approve PC2016-02 (b), lot split as submitted.

Roll call vote was taken. The motion passed unanimously.

(a) Site Plan Review

Mr. Bowery indicated that the proposed plans were reviewed by the Fire and Police Departments with approval. Discussion followed about future use at vacant property and the combined driveway and traffic flows.

Mr. Hyrnick inquired about the elevations. Mr. Wohlwend stated that there will be a six (6%) percent incline from Steeplechase Lane. Mr. Wohlwend stated that all collected rainwater from the site will go into proposed detention system. Discussion followed regarding the catch basin/drainage system presented on drawings. Mr. Wohlwend stressed that the proposed detention area is designed for a 100 year storm which more than exceeds requirements. He also explained that the detention basin will serve a dual purpose; a sediment basin during construction and then a permanent basin after construction.

Mr. Bush inquired about the 20' parking setback along the southern property line. Referring to zoning code 1127.04(h) minimum parking setback for property that is contiguous to SR 91, Mr. Bush asked for clarification of code regarding circulation aisles and driveways. Mr. Bowery indicated that above-mentioned setback is not continuous to SR 91. Mr. Wohlwend stated that if this a conditional use regulation then he requests that it be acted on at this meeting. Mr. Bowery and Mr. Wohlwend stated that the intent of the driveway setback is for a future connection at the lot line. Mr. Bowery referred to Zoning Code 1141.02(j) regarding interconnecting circulation among adjacent parcels. Mr. Bush commented that the plans before them do not indicate future adjacent connection at the lot line. Mr. Wohlwend again concurred that the intent is for a future interconnection.

Mr. Wohlwend added that the proposed infrastructure is designed for future installations/growth. Mr. Bowery noted that the proposed development is extending the public waterline to the southernmost property line on Parcel B. Mr. Wohlwend agreed that any future development would interconnect at the driveway.

Mr. Bush inquired about the proposed landscaping plan, in particular, a void in screening along the southern

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property line near the proposed fire hydrant and “undisturbed vegetation” at the northwest corner. Mr. Wohlwend acknowledged and agreed to include additional plantings in these locations.

Discussion continued regarding the photometric drawings and the southernmost lighting fixture. Mr. Wohlwend indicated that the proposed light fixture will be shielded and designed to push the light forward thus illuminating only the driveway.

Clarity of the ingress and egress for the facility followed. Mr. Wohlwend and Mr. Bowery concurred that the plans reflect the proper traffic flow and any future development will be address at that time.

From the audience, Council President Gary Toth, inquired about sidewalks and Mr. Wohlwend indicated sidewalks will be installed on Steeplechase Lane and along SR 91 over both Parcel A and Parcel B.

Motion:

Mr. Hyrnick moved and Mr. Pitz seconded the motion to approve PC2016-02 (a): site plan review with the following amendments:

1. Include additional landscaping along southern property line at fire hydrant/connection to complete the screening.
2. Provide additional landscaping in the “undisturbed vegetation” on the north side and west side of the detention basin in order to complete the screening
3. Access aisle on the south property line will allow for a future connection from development on the south lot (Parcel B).

Roll call vote was taken. The motion passed as amended.

3. PC2016-03:	Applicant:	Erik Klein
	Applicant Address:	1078 State Street Canton, OH 44721
	Property Owner:	EDK Enterprises
	Property In Review:	9 South Main Street Munroe Falls, Ohio 44262
	Zoning District:	TC

- **Applicant seeks approval for site plan review.**

Mr. Bush acknowledged that Mr. Klein’s proposed plans were submitted to the Board of Zoning Appeals and that the variances were granted on December 23, 2015 and are as follows:

- Munroe Falls Zoning Ordinance §1143.07(a) requires a minimum parking space size of 9’ x 17’. Mr. Klein seeks to build the spaces at 9.6’ x 16’.
- Munroe Falls Zoning Ordinance §1137.04(d) (2) requires a minimum rear yard depth of 10’. Erik Klein seeks to build at 7’.
- Munroe Falls Zoning Ordinance §1137.04(i) provides for landscaped islands of an area equal to five percent (5%) of the parking lot area. Mr. Klein seeks to omit these islands.
- Munroe Falls Zoning Ordinance §1137.04(e) (1) requires a minimum front (parking) setback of 30’ at S.R. 91 and 20’ at Munroe Falls Avenue. Erik Klein seeks to start 16’ from S.R. 91 and 16’ from Munroe Falls Avenue.

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Mr. Klein presented the proposed plans to the Planning Commission and indicated that the drawings were the same as presented by the previous owner in 2014.

Mr. Bush referred to the previous submittal and stated that the project was approved unanimously.

Discussion followed regarding the position of the dumpster/rubbish area. Members requested that the rubbish area be oriented towards Munroe Falls Avenue.

Mr. Klein stated that he does not have a tenant to date however he is bidding the construction at this time. Construction is scheduled to begin in the summer. He is actively pursuing future tenants. The space will accommodate three to four tenants.

Mr. Bush inquired whether the development meets parking requirements. Mr. Bowery answered that according to the drawings; requirements are met.

Motion:

Mr. Hrynck moved and Mr. Halpin seconded the motion to approve PC2016-03 as submitted with the condition that the rubbish area as presented on the drawing be oriented towards Munroe Falls Avenue.

Roll call vote was taken. The motion passed unanimously.

Persons to Appear Before Commission:

- None

Old Business:

- November and December minutes need to be submitted, reviewed, and approved at the next meeting.
- Mr. Bush would like to address the electronic signs subject and will submit his research information to members.
- Sign code issues need to be address and revisions considered

New Business:

None

Adjournment:

Mr. Halpin motioned and Mr. Hrynck seconded the motion to adjourn the meeting at 8:33 p.m. Voice vote was taken and passed unanimously.



Chairman

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