

February 24, 2017

TO: Wayne Davis, City Manager

FROM: Tracy Roblero, Community Development Director 

SUBJECT: Forward Request for Conditional Use Permit for the Property Located at 10110 Montgomery Road

Request

It is requested that City Council hold a public hearing to consider a request from Twin Lakes for a conditional use permit to allow for the construction of memory support assisted living facility at 10110 Montgomery Road.

Background

The proposed building would be located on a vacant parcel at 10110 Montgomery Road directly north of First Financial Bank at the intersection of Schoolhouse Lane and Montgomery Road. The parcel was recently consolidated by the applicant in anticipation of development for a total of approximately 3.8 acres. The property is zoned 'D-3' – Multi Family Residential and retirement villages, including assisted living, are a conditionally permitted use in the District. The applicant is proposing to construct a memory support assisted living facility which would be a one-story building with a lower level. The footprint of the building is proposed at 46,500 square feet with a lower level of 27,500 square feet for a total square footage of 74,000 square feet. The building would have a total of 44 units and would include a lower level parking garage with approximately 20 spaces. The design of the building will be in-line with the appearance of the Twin Lakes overall campus and would be consistent with the character of the City. As part of the proposed project, an extension of Schoolhouse Lane is being proposed to allow for access to and from the project at the existing traffic signal located at the intersection of Schoolhouse Lane and Montgomery Road.

Planning Commission Recommendation

The Planning Commission met to consider the conditional use permit as well as the General Development Site Plan for the proposed building on January 9, 2017. Notices were sent to neighbors within a 300' radius of the property. A few residents from Forestglen Drive were in attendance at the meeting to understand the project and ask questions.

After hearing the testimony presented at the meetings and discussing the application, the Planning Commission voted unanimously to recommend approval of the conditional use permit to City Council. For the General Development Plan, one member of the Planning Commission had some concerns regarding the building orientation and felt that the building should be flipped so that the front of the building faced Montgomery Road. There was significant discussion regarding this issue; however, in the end, the Planning Commission voted to approve the

application as submitted. The vote was 4 to 1 with Mr. Liebson voting in opposition. The Planning Commission placed the following conditions upon approval.

- A Final Development Site Plan in compliance with the approved General Development Plan be reviewed and approved by the Planning Commission prior to issuance of any permits;
- Access to the site shall be off of Schoolhouse Lane with no new curb cuts on Montgomery Road, as proposed. Construction of the Schoolhouse Lane extension shall be complete prior to the issuance of a Certificate of Occupancy for the memory support assisted living facility; and,
- A Final Development Site Plan for the Schoolhouse Lane extension be reviewed and approved by the City.

Staff Recommendation

The project is a significant development along Montgomery Road as it will develop land that is currently vacant for a memory support assisted living facility. Staff believes that the applicant has come up with the ideal solution to accessing the property with no new curb cuts on Montgomery Road and will take advantage of an existing signalized intersection. The proposed site layout as well as the extension of Schoolhouse Lane provides for good internal circulation and better access management along Montgomery Road than if a new curb cut was required. While this development will be a large visual change along Montgomery Road, Staff does not believe the proposed development will negatively impact surrounding property owners due to the low intensity of use. The applicant's preliminary building design shows a building that is complementary to the character of Montgomery and harmonious with other buildings on the Twin Lakes campus. Therefore, Staff supports the recommendation of the Planning Commission to allow a conditional use permit to allow for the construction of a memory support assisted living facility with the conditions as established by the Commission.

**CITY OF MONTGOMERY
CITY PLANNING COMMISSION**

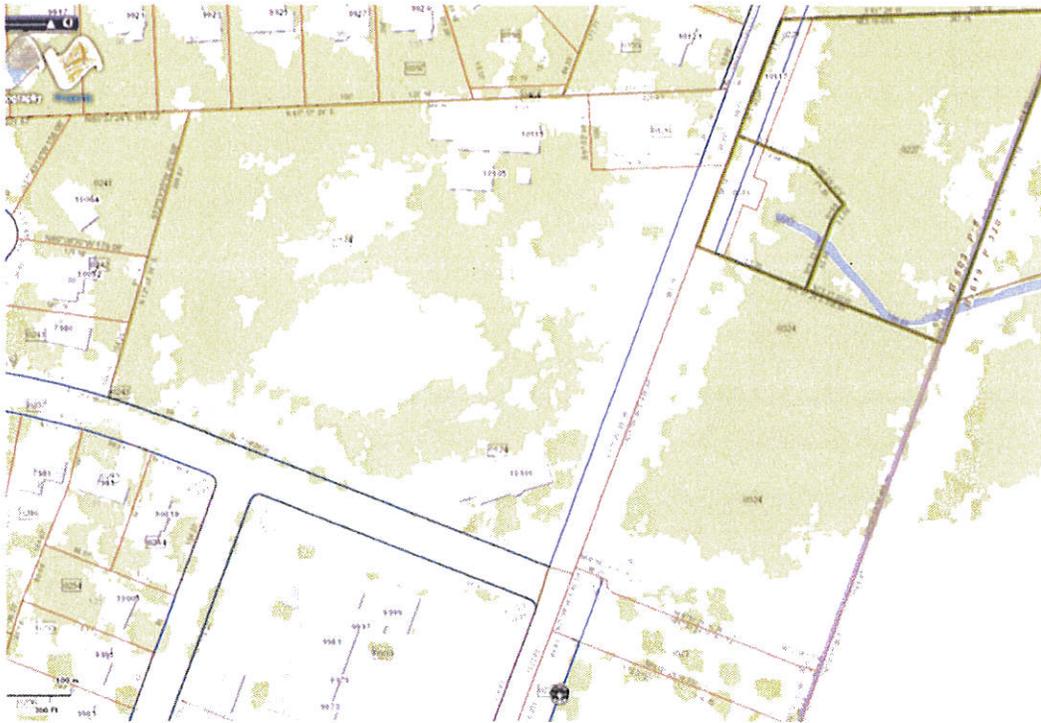
**Application for a Conditional Use Permit and General Development Site Plan
Twin Lakes Memory Support Assisted Living
10110 Montgomery Road**

**January 6, 2017
Staff Report**

APPLICANT: Twin Lakes
6279 Tri-Ridge Blvd, Ste 320
Loveland, OH 45014

PROPERTY OWNER: Same as above

VICINITY MAP:



NATURE OR REQUEST:

The applicant is requesting approval of a conditional use permit and approval of the General Development Site Plan for a memory support assisted living facility at 10110 Montgomery Road. The applicant is proposing to construct a one-story building with a lower level. The footprint of

the building is proposed at 46,500 square feet with a lower level of 27,500 square feet for a total square footage of 74,000 square feet. The building would have a total of 44 units and would include a lower level parking garage with approximately 20 spaces. The design of the building will be in-line with the appearance of the Twin Lakes overall campus and would be consistent with the character of the City. As part of the proposed project, an extension of Schoolhouse Lane is being proposed to allow for access to and from the project to the light at Schoolhouse Lane and Montgomery Road. The Schoolhouse Lane extension is shown for informational purposes; however, the final design will be brought to the Planning Commission for consideration under a separate application.

ZONING:

The proposed building would be located on a vacant parcel located at 10110 Montgomery Road directly north of First Financial Bank at the intersection of Schoolhouse Lane and Montgomery Road. The parcel was recently consolidated by the applicant in anticipation of development for a total of approximately 3.8 acres. The property is zoned 'D-3' – Multi Family Residential and retirement villages, including assisted living, are a conditionally permitted use in the District. The property to the north is zoned 'D-2' Multi-Family Residential and is currently vacant. This property is also owned by the applicant. The property to the south is zoned 'LB' – Limited Business and owned by First Financial Bank. The property to the west is zoned 'A' – Single Family Residential and owned by the City of Montgomery for City Hall and Montgomery Park. The property to the east is located in the Village of Indian Hill and is currently vacant. The property is zoned for large lot single family residential and the owner would anticipate developing the property for that purpose in the future.

SITE PLAN CONSIDERATIONS:

Setbacks: The proposed building meets all building and parking setbacks as required by the Zoning Code. A table showing the proposed setbacks versus the required setback is shown below.

BUILDING SETBACKS	REQUIRED	PROPOSED
Front	50'	51'
North Side	20'	32'
South Side	20'	81.6'
Rear	50'	54.7'

PARKING SETBACKS	REQUIRED	PROPOSED
Front	50'	185'
North Side	20'	210'
South Side	20'	23.9'
Rear	20'	21'

Parking: The applicant is proposing approximately 30 surface parking spaces and approximately 20 underground parking spaces for a total of 50 parking spaces. The Zoning Code requires a minimum of 26 spaces, a maximum of 34 spaces and a total with 'bonus spaces' of 56 parking spaces. Bonus spaces can be approved by the Community Development Director or the Planning Commission when part of a Development Plan. The intent of the 'bonus spaces' regulation in the Zoning Code was to limit large expanses of surface parking and to ensure an element of stormwater quality in instances where 'bonus' spaces are approved. In this situation, approximately 20 of the spaces will be located in an underground parking garage, which mitigates the concern regarding a large expanse of surface parking. The site will be required to meet the Hamilton County Stormwater Regulations and the parking lot will also be required to meet the City's regulation for a stormwater quality best management practice. Therefore, Staff is of the opinion that the parking spaces being proposed meets the intent of the Zoning Code and the number proposed is still below the maximum permitted by approximately 6 spaces.

Circulation: Access to the site will be from Schoolhouse Lane with no new curb cut on Montgomery Road. The proposed Schoolhouse Lane extension is the ideal solution for access to and from the site as it will not add an additional curb cut onto Montgomery Road. There will need to be a slight modification to the site access for First Financial Bank so that the first driveway is a right-in only. The applicant has been working with First Financial Bank and the proposed modification is acceptable to them. The proposed Schoolhouse Lane extension has been initially reviewed by the Public Works Director and found to be in compliance with Montgomery Code of Ordinances and the ODOT Access Management Manual. Final plans will need to be approved as part of the Final Development Site Plan approval process. As a reminder, the design of the Schoolhouse Lane extension is not part of this application and will be brought before the Planning Commission for consideration at a future date.

The driveway to the site is aligned with the second driveway for First Financial Bank and provides good internal circulation that allows for drop off along the rear of the building. The internal circulation of the site and the turning movements for a fire truck have also been reviewed by the Fire Department. The Fire Chief has no concerns with the turning movements for access; however, has some concern with the grade of the access drive to the underground parking garage. The final grading has not been prepared at this time and it will be important to study the grading closely during the Final Development Site Plan approval process.

Lighting: Lighting will be addressed during the Final Development Site Plan approval process. In discussions with the applicant, they have stated they intend to meet the Zoning Code requirements for lighting.

Landscaping: Landscaping will be addressed during the Final Development Site Plan approval process. In discussions with the applicant, they have stated they intend to meet the Zoning Code requirements for landscaping.

Loading/Trash Collection:

A dumpster is being proposed at the north east corner of the site. The site plans shows a dumpster enclosure; however, material and height specifications have not be provided at this time. There is not a need for a loading dock.

Stormwater: The impervious surface area will increase due to the development of the site from vacant land. The proposed building and site improvements will be required to meet the Hamilton County Stormwater Regulations. The stormwater management strategy is being designed and will need to be approved as part of the Final Development Site Plan approval process. The applicant will also be required to utilize one best management practice pre-treatment of the parking lot runoff as required by the Zoning Code.

Utilities: It is anticipated that the gas, water and fire protection for the proposed addition will be serviced by existing utilities along Montgomery Road or via new underground electric services along the Schoolhouse Lane extension. Final location of the utilities will be included in the Final Development Site Plan.

Building Materials: The applicant will submit building materials during the Final Development Site Plan approval process; however, the applicant has indicated that the building materials and construction will be harmonious with the existing campus buildings and consistent with the residential character of Montgomery. Staff believes that the rendering provided by the applicant shows that the design and building materials are consistent with the design of buildings on the existing campus and with the character of the City. The final building design and materials will be included in the Final Development Site Plan.

CONDITIONAL USE SPECIFIC CONDITIONS:

Chapter 151.2007(u) lists the specific conditions for places of retirement villages. Those conditions are listed below with a description of how the applicant is or proposes to address the condition.

1. *Such uses shall be located on an arterial or collector street or have direct access to an arterial or collector street without going through a residential neighborhood to lessen the impact on the residential area.*

The proposed memory support assisted living facility is located along Montgomery Road and would be accessed from Schoolhouse Lane at a signalized intersection. There is no access through a residential neighborhood.

2. *The minimum setbacks for individual buildings shall comply with those established in Schedules 151.2004 and 151.2006, respectively. As part of the development plan approval for a conditional use permit, Planning Commission and/or Council may establish greater setbacks when the minimum setbacks do not provide adequate safeguards to adjoining residential property, due to topography, vegetation or building size.*

The proposed building meets the building setback requirements established by the Zoning Code.

- 3. The design of new structures or modifications to existing structures shall be visually compatible with the surrounding residential neighborhood character.*

The site location is such that the property is not located in a residential neighborhood. The property to the south is zoned 'LB' – Limited Business and is used for commercial purposes. The property to the north and east is currently vacant and the property across Montgomery Road is used for an institutional use (City Hall). The preliminary design for the building are compatible with the residential feel of the other buildings on the Twin Lakes campus and very complimentary to the institutional uses nearby (City Hall and the Safety Center). Staff believes that the proposed building design will fit nicely into the surrounding landscape and provides a nice transition to a residential character from commercial properties to the south.

- 4. The development plan shall indicate the parking and emergency entrances or exits and other safety precautions.*

The applicant has shown the parking and emergency entrances/exits on the site plan. Furthermore, the applicant and the applicant's engineer has met with the Fire Department and the Public Works Department to ensure that emergency access as well as the access drive and the Schoolhouse Lane extension are appropriately designed.

Chapter 151.2002 lists 12 general standards that are applicable to all conditional uses. Staff has reviewed these 12 conditions and found that the proposed development meets all of these requirements.

Staff Comments and Recommendation

The project is a significant development along Montgomery Road as it will develop land that is currently vacant for a memory support assisted living facility. Staff believes that the applicant has come up with the ideal solution to accessing the property with no new curb cuts on Montgomery Road and will take advantage of an existing signalized intersection. The proposed site layout as well as the extension of Schoolhouse Lane provides for good internal circulation and better access management along Montgomery Road than if a new curb cut was required. While this development will be a large visual change along Montgomery Road, Staff does not believe the proposed development will negatively impact surrounding property owners due to the low intensity of use. The applicant's preliminary building design shows a building that is complementary to the character of Montgomery and harmonious with other buildings on the Twin Lakes campus.

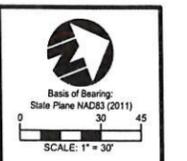
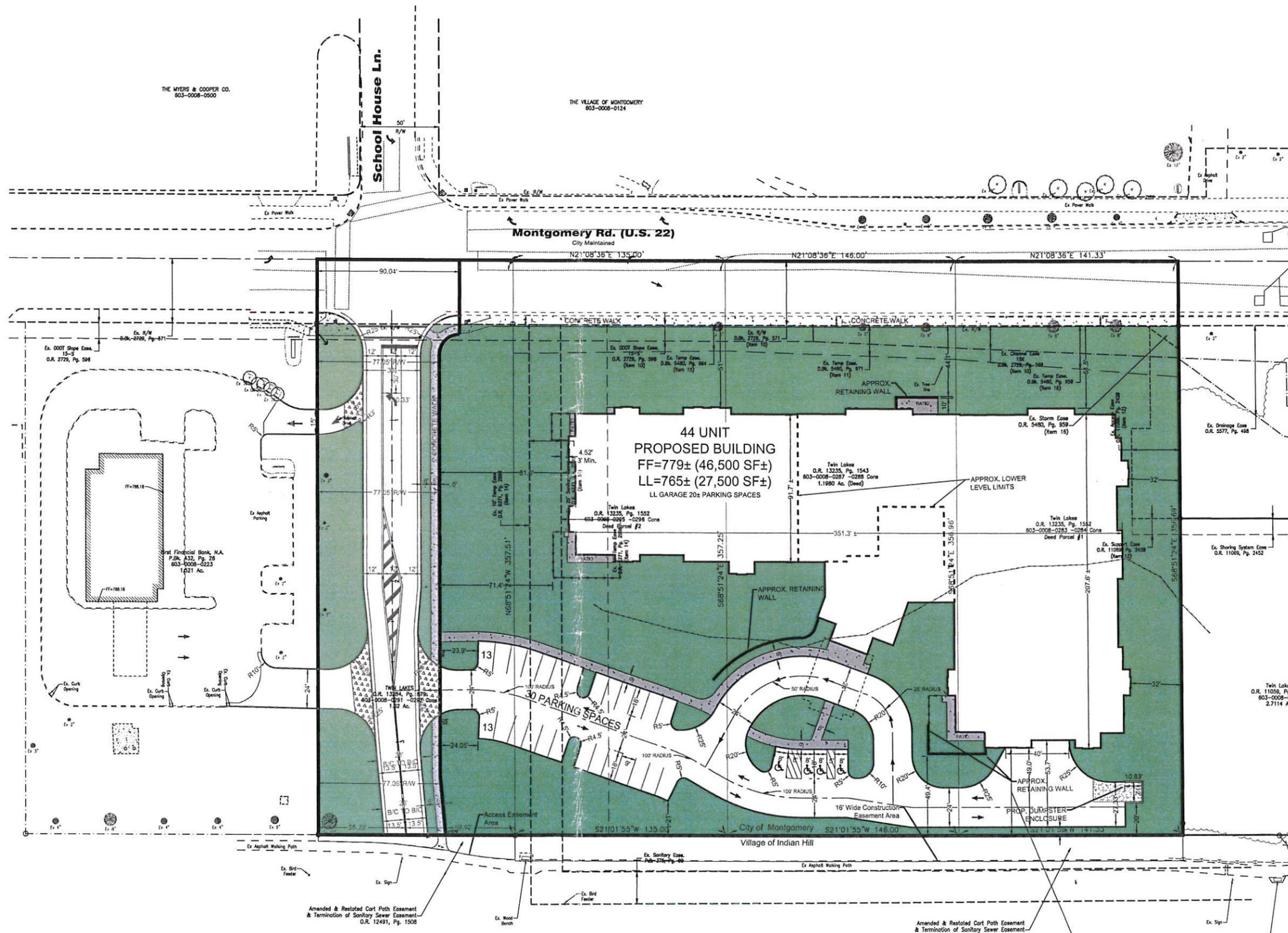
As stated above, the applicant is proposing approximately 30 surface parking spaces and approximately 20 underground parking spaces for a total of 50 parking spaces. The Zoning Code requires a minimum of 26 spaces, a maximum of 34 spaces and a total with 'bonus spaces' of 56

parking spaces. Bonus spaces can be approved by the Community Development Director or the Planning Commission when part of a Development Plan. Staff believes that the number of parking spaces being proposed meets the intent of the Zoning Code and the number proposed is still below the maximum permitted by approximately 6 spaces; however, this item should be discussed by the Planning Commission to ensure the Commission is in agreement with Staff's opinion.

Staff is in support of the approval of a conditional use permit and the approval of the General Development Site Plan with the following conditions:

- A Final Development Site Plan in compliance with the approved General Development Plan be reviewed and approved by the Planning Commission prior to issuance of any permits.
- Access to the site shall be off of Schoolhouse Lane with no new curb cuts on Montgomery Road, as proposed. Construction of the Schoolhouse Lane extension shall be complete prior to the issuance of a Certificate of Occupancy for the Memory Care Assisted Living facility.
- A Final Development Site Plan for the Schoolhouse Lane extension be reviewed and approved by the City.

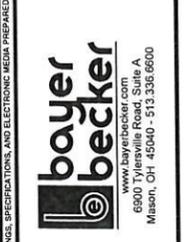
Plot Name: 15K025-001.dwg
 Drawing Name: 15K025-001.dwg - Layout Tab - Site Exhibit



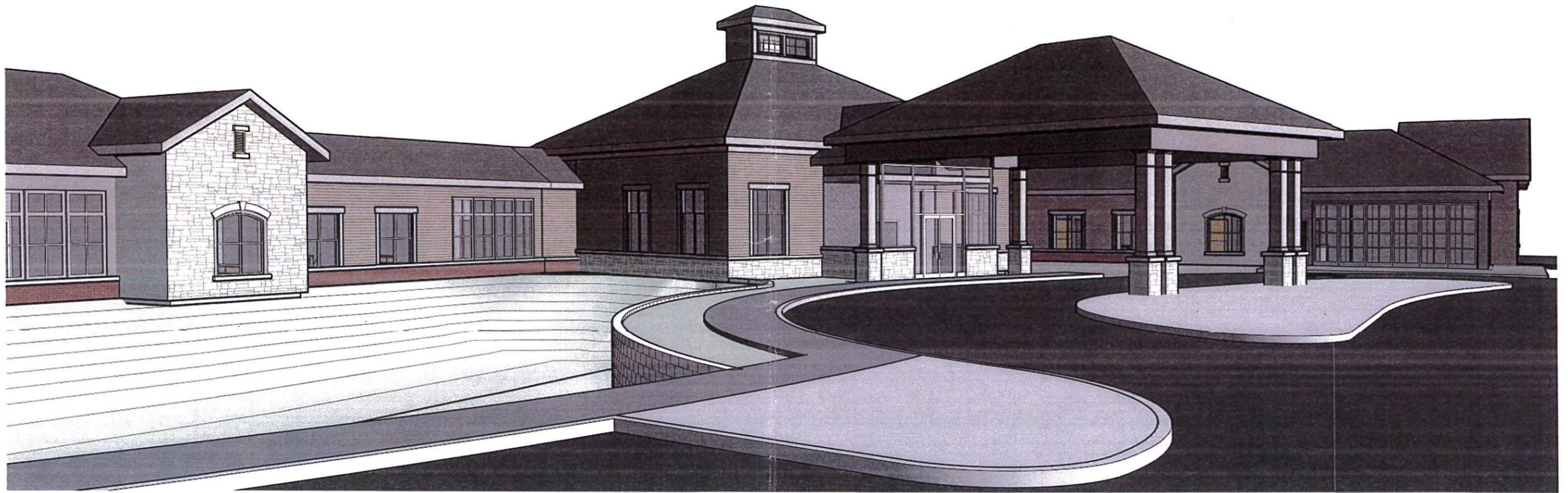
Date	Drawn	CHK	Revision Description

TWIN LAKES
MEMORY SUPPORT ASSISTED LIVING
 SECTION 4, TOWN 4, E. RANGE 1
 10110 MONTGOMERY ROAD
 CITY OF MONTGOMERY
 HAMILTON COUNTY, OHIO

SITE EXHIBIT



Drawing: 15K025-001 CD-MC
 Drawn by: NSH
 Checked by: MDW
 Issue Date: 12-19-16
 Sheet: 1/1



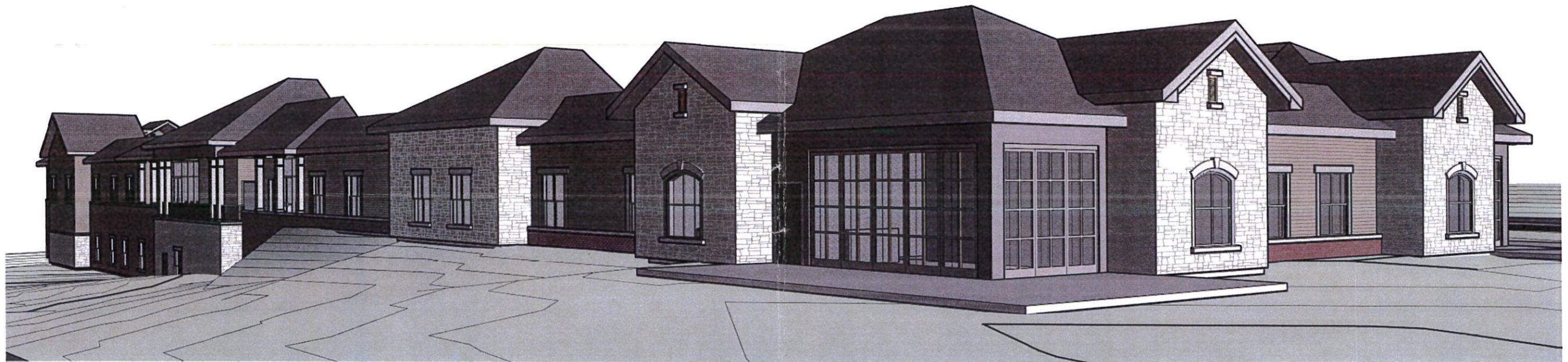
Twin Lakes Memory Care

Mongomery Rd. at School House Lane, Mongomery, OH 45242

PERSPECTIVE RENDERINGS

12/8/2016





Twin Lakes Memory Care

Mongomery Rd. at School House Lane, Mongomery, OH 45242

PERSPECTIVE RENDERINGS

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Twin Lakes Memory Care

Mongomery Rd. at School House Lane, Mongomery, OH 45242

PERSPECTIVE RENDERINGS

12/8/2016



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**CITY OF MONTGOMERY
PLANNING COMMISSION REGULAR MEETING
January 9, 2017**

<u>PRESENT</u>		
<u>GUESTS & RESIDENTS</u>		<u>STAFF</u>
Tim & Emmi Bennett 9947 Forestglen Dr. 45242	Jim Mayer Executive Director Twin Lakes 9840 Montgomery Rd, 45242	Tracy Roblero, Community Development Director Karen Bouldin, Secretary
Morgan Burgess 316 Miami Valley Drive Loveland, OH 45240	Kim McCracken 9850 Forestglen, 45242	<u>BOARD MEMBERS</u> Chairman Mike Harbison Darrell Leibson Jim Matre, Vice Chairman Pat Stull Barbara White
Mike Cope Project Manager Twin Lakes 9840 Montgomery Rd. 45242	Eddie Morales CR Architects 600 Vine Street Cincinnati, OH 45202	<u>BOARD MEMBERS NOT PRESENT</u> Vince Dong Barbara Steinebrey
Jon Homer Director of Business Development Life Enriching Communities 6279 Tri-Ridge Blvd. Loveland, OH 45140	Richard White 10205 Glenash Ct. 45242	
Sharon Jackson 285 W. Steels Corner Rd. Cuyahoga Falls, OH 44223	Mike Willenbrink, PE Project Manager Bayer Becker 1404 Race Street, Suite 204 Cincinnati, OH 45202	

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Chairman Harbison called the meeting to order at 7:30 p.m.

Staff Update

Ms. Roblero stated that she had a meeting today with the developers of the Vintage Club; there may be some movement in the spring.

Ms. Roblero has had discussions with the builder for Kings Dental. They are hoping to come in with a Final Development Plan in the next few months for the building addition.

Ms. Roblero stated that this is the 10th year for MCLA (Montgomery Citizens Leadership Academy); classes will begin this Thursday.

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Planning Commission Meeting

January 9, 2017

18 Ms. Roblero stated that Councilwoman Harbison asked her to speak at the Southwest Ohio First
19 Suburbs Consortium meeting, on January 31, as part of the Housing Panel. Also on the panel is
20 Kelly Harrington, Assistant City Manager, Blue Ash, and Joy Pierson, Hamilton County
21 Planning and Development.

22
23 Ms. Roblero has put together a Northeast Suburbs Housing Roundtable, which consists of
24 community development directors and/or city managers from various northeast suburbs, such as
25 Wyoming, Blue Ash and Sycamore Township. This group will share information on housing
26 trends in their communities. Later, they will invite realtors and top developers. This is part of
27 Montgomery's Strategic Planning Goal for Housing.

28
29 The public hearing for the Public Works addition will take place at City Council on Tuesday,
30 February 1.

31
32 Ms. Roblero noted that there will be a Community Leadership Forum on February 4 at Bethesda
33 North Hospital.

34

Communications

35
36 Mrs. White stated that she had sent an email to all neighbors reminding them of tonight's
37 meeting.

38

Guests and Residents

39
40 Chairman Harbison reminded all guests and residents to sign in.
41 There were no guests or residents who wished to speak about items that were not on the agenda.

42

Old Business

43
44 There was no old business to report.

45

New Business

46
47 *An application from Life Enriching Communities for a Conditional Use Permit and General*
48 *Development Site Plan approval to allow for the construction of a memory care facility on the*
49 *property located at 10110 Montgomery Road, just north of First Financial Bank.*

50

Staff Update

51
52 Ms. Roblero reviewed the Staff Report dated January 6, 2017, "Application for a Conditional
53 Use Permit and General Development Site Plan for Twin Lakes Memory Support Assisted
54 Living at 10110 Montgomery Road." Ms. Roblero noted that a sidewalk would need to be
55 placed along the front on Montgomery Road – she did not report this in the Staff Report.

56

57 Mr. Stull asked if there was a reason that the Schoolhouse extension has not been worked out
58 yet. Ms. Roblero stated that it is a matter of timing.

59

60 Mr. Stull asked what might happen if they can't work it out with the access point. Ms. Roblero
61 stated that Twin Lakes owns the property. If the access point changes, they would be required to
62 submit a revised General Development Plan.

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Planning Commission Meeting

January 9, 2017

63 Mrs. White asked why there is an extension that goes into the property in Indian Hill. Ms.
64 Roblero stated that the extension will go up to the property that is located in Indian Hill to allow
65 for future development to access the existing signal at the intersection of Montgomery Road and
66 Schoolhouse Lane. It is zoned for large lot single-family residential, so it would not be a high-
67 intensity use.

68
69 **Jon Homer, Director of Business Development, Life Enriching Communities (LEC), 6279**
70 **Tri-Ridge Blvd., Loveland, OH 45140** introduced team members: Jim Mayer, Eddie Morales,
71 Mike Willenbrink, Morgan Burgess, Administrator in Training at Twin Lakes and Sharon
72 Jackson, Consultant and Dementia Care Specialist of Memory Care.

73
74 Mr. Homer pointed out that for the first time, he was not in front of the Commission with a
75 equivalency or variance request. He stated that this memory care facility was vital to Twin
76 Lakes as it completes the continuum of care for their residents.

77
78 **Jim Mayer, Executive Director, Twin Lakes, 9840 Montgomery Rd, 45242** stated that Twin
79 Lakes is a CCRC (Continuing Care Retirement Community) that provides all levels of care:
80 independent living, villas, apartments and assisted living. There are 3 levels of nursing –for
81 rehab, long term care and nursing memory care for severe dementia.

82
83 The one service they are missing is the memory care assisted living for the early and early-
84 middle stage diagnosis. Mr. Mayer stated that 50% of people over 85 have some form of mild
85 cognitive impairment. He explained their need for this new facility: to provide safety, security
86 and dignity. This facility is based upon people's abilities, not their disabilities. It is called peer-
87 to-peer like living – a very home-like environment that allows residents to feel the freedom to
88 socialize, as if they were in their own home. Residents are self-directed, it is highly secure, with
89 innovative technology. For example, there are sensors in the floor, so that a care partner would
90 know (in a very discreet manner) when someone gets up, versus loud alarms. Mr. Mayer noted
91 that there will be interior versus outdoor courtyards. He stated that they have worked over 2
92 years to develop this unit, noting that there are not many others like it in the US. Research done
93 (by Miami University in Oxford, OH) has shown that adding structure and a highly programmed
94 environment will add quality to life and slow some of the progression of the dementia.

95 Mr. Mayer stated that they will even have their own laundry rooms. This memory care unit will
96 be a high tech, high touch model.

97
98 Chairman Harbison asked if any guests or residents wished to speak.

99
100 **Kim McCracken, 9850 Forestglen, Montgomery Oh 45242** applauded this plan. He asked if
101 the 44 units were exclusive to one resident each or would there be multiple residents in one unit.
102 Mr. Mayer stated there will be 44 residents in private rooms. Mr. McCracken asked how many
103 staff members there will be. Mr. Mayer stated that there would be anywhere from 10 to 15 staff
104 members.

105
106 Mr. McCracken was concerned with the parking spaces, noting there were only 50 spaces.
107 He asked if it would be an issue, with visitors, and not having enough parking. He noted that,

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January 9, 2017

108 from his experience elsewhere, the weekends proved to be quite a challenge. He was concerned
109 with having 44 residents, 10-15 staff, and only 50 spaces.

110
111 Mr. McCracken asked about the security of the patients. He was concerned with them being so
112 close to a busy road; noting that many similar facilities are located in remote locations. He asked
113 about the location and expressed concern. Mr. Mayer stated that they have the technology, and
114 they also have programming, high interaction with the staff and with each other. He explained
115 that this will be a high-program area, where nobody is looking for the door, to leave. They will
116 have secure, locked doors that will not allow folks to come in and out without an access code.

117
118 Mrs. White asked if any of the residents were capable of driving. Mr. Mayer stated they were
119 not.

120
121 Chairman Harbison asked for comments from the Commission.
122

123 Mr. Leibson was in favor of this application for conditional use permit; however, he had real
124 concerns with the site plan because the back of the building faced our public side, Montgomery
125 Road for a length of 350 feet, more than a football field. He did not feel that anyone would see
126 the beautiful front of the building and suggested that they flip the building so it could be seen.
127 This is not what he envisioned for Montgomery Road. He hoped this could be worked out.

128
129 Mr. Matre understood Mr. Leibson's concerns, but did not feel strongly about them switching it
130 around. He did not have any problems with this application.

131
132 Mr. Stull was also in favor of this application, noting that a couple of buildings by Bethesda had
133 the same situation – where the backs of the buildings were facing the street. He did not believe
134 that the Code required them to move it around.

135
136 Mrs. White stated that if the building was flipped around then the parking lot would be in front.
137 She was also concerned with the safety of the residents. She was very pleased with no curb cuts
138 on Montgomery Road.

139
140 Chairman Harbison agreed with Mr. Leibson's concern. Because this is in a residential district,
141 the Code is different in the sense of fronting Montgomery Road. The Design Guidelines would
142 require this building to be flipped and facing the road.

143
144 Chairman Harbison asked Twin Lakes if they had ever attempted to change it to front
145 Montgomery Road.

146
147 **Mike Willenbrink, PE, Project Manager, Bayer Becker, 1404 Race Street, Suite 204,**
148 **Cincinnati, OH 45202** pointed to the site plan on the wide screen. He stated that they have
149 studied this, and looked at many iterations.

150
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152

Planning Commission Meeting

January 9, 2017

153 He pointed out the site constraints:

- 154 • The public road extension could be problematic if someone is turning left out of First
155 Financial Bank from the first drive. Therefore, this drive is shown as a right turn-only
156 coming in. The key is that you don't want to back cars up onto Montgomery Road to
157 cause issues with the thru traffic.
158
- 159 • It is very challenging to have full access drives this close to a signalized intersection,
160 because you don't want cars to stack up, when attempting to turn into the bank.
161 The further away from the signal for full access, the better. You also want to line up
162 those streets across from each other. This street layout is critical.
163
- 164 • The parking also has to be 50 feet from the right-of-way.
165
- 166 • Mr. Willenbrink explained that there is a large, public sanitary sewer, owned and
167 maintained by Metropolitan Sewer District. A building or foundation is not permitted in
168 that easement and must maintain a setback of 3 feet outside of the easement. He noted
169 that there is also an existing detention basin from the previous development and they left
170 it there. He stated that Twin Lakes will provide detention, per regulations, for their
171 development.
172
- 173 • There is also a 50 foot setback which must be met. He pointed this out on the wide
174 screen, in relation to the easement.
175
- 176 • In the rear of the proposed building, there is a drainage swale that they will maintain a
177 portion of. He showed members the location.
178

179 Mr. Willenbrink explained that the lower level of the garage is in the ideal spot, given the drop in
180 topography. He showed members on the wide screen the lower level limits. Given the nature of
181 the building and some of the constraints of the building heights, the developer will need to make
182 up the elevation difference. In general, the site falls about 20 feet from the south to the north,
183 grade-wise.
184

185 **Mike Cope, Project Manager, Twin Lakes, 9840 Montgomery Rd. 45242** stated that the
186 swale is a major constraint on the site. He noted that their consultant completed an assessment of
187 the entire site. They have already submitted paperwork for a permit with the Army Corps of
188 Engineers. Twin Lakes is only permitted to disturb a certain lineal footage of the swale. Mr.
189 Cope stated that there is also a main creek on the far south side of the site.
190

191 To address Mr. Leibson's concern, Mr. Cope pointed out that this was not just one big flat mass
192 of a building.
193

194 **Tim Bennett, 9947 Forestglen Drive, Montgomery, OH 45242** stated that his concern was
195 how they will deal with landscaping and buffering. He lives on Montgomery and sees/hears
196 delivery trucks and ambulances going by every hour. He wondered how they would attempt to
197 keep the noise down.

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Planning Commission Meeting

January 9, 2017

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Ms. Roblero stated that landscaping will be required. She explained that at this stage of development – the General Development Site Plan – the applicant is not required to have the landscaping plan finished. This will come later – and a plan will be required, for the front yard and the parking lot.

Mr. Leibson asked if they would have positioned the building this way, if the swale wasn't the issue.

Sharon Jackson, 285 W. Steels Corner Rd., Cuyahoga Falls, OH 44223, is the Consultant and Dementia Care Specialist of Memory Care for Twin Lakes. She stated that if the building was positioned with the main entrance toward the street, it could possibly cause anxiety among the residents, from seeing those types of movements all of the time. She was in favor of the proposed position of the building. She explained that everything in the residents' sight is a visual cue, so more access to quick movements causes anxiety. She felt that the residential feel would allow the residents to feel more like home.

Mr. McCracken responded to Mr. Leibson's concern of the massing of a large building – the aesthetic view for such a long length. McCracken felt that this design looked more like residential on Montgomery Road, than one in which the driveway was on Montgomery Road.

Mr. Leibson moved to approve the application submitted by Life Enriching Communities for a Conditional Use Permit to allow for the construction of a memory care facility on the property located at 10110 Montgomery Road, just north of First Financial Bank, to include the conditions, as specified on pages 4 and 5 in the Staff Report dated January 6, 2017.

Mr. Matre seconded the motion.

The roll was called and showed the following vote:

<i>AYE: Mr. Stull, Mrs. White, Mr. Matre, Mr. Leibson, Chairman Harbison</i>	<i>(5)</i>
<i>NAY:</i>	<i>(0)</i>
<i>ABSENT: Ms. Steinebrey, Mr. Dong</i>	<i>(2)</i>
<i>ABSTAINED:</i>	<i>(0)</i>

This motion is approved.

Mr. Matre moved to approve the application submitted by Life Enriching Communities for a General Development Site Plan dated December 19, 2016, as submitted by Bayer Becker to allow for the construction of a memory care facility on the property located at 10110 Montgomery Road, just north of First Financial Bank, subject to the conditions set forth on page 6 of the Staff Report dated January 6, 2017.

Mr. Stull seconded the motion.

*These Planning Commission Minutes are a draft. They do not represent the official record of proceedings until formally adopted by the Planning Commission.
Formal adoption is noted by signature of the Clerk within the Minutes.*

Planning Commission Meeting

January 9, 2017

243 *The roll was called and showed the following vote:*

244
245 *AYE: Mrs. White, Mr. Matre, Mr. Stull, Chairman Harbison (4)*

246 *NAY: Mr. Leibson (1)*

247 *ABSENT: Ms. Steinebrey, Mr. Dong (2)*

248 *ABSTAINED: (0)*

249

250 *This motion is approved.*

251

252 **Other**

253 There was no other business to discuss.

254

255 **Minutes**

256 Mr. Matre moved to approve the minutes of December 19, 2016, as written.

257 Mr. Stull seconded the motion. The Commission unanimously approved the minutes.

258

259 **Adjournment**

260 Mr. Leibson moved to adjourn. Mrs. White seconded the motion.

261 The meeting adjourned at 8:30 p.m.

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269 _____
Karen Bouldin, Clerk

270

271

/ksb

Michael Harbison, Chairman Date