



# CITY of MEDINA

## Planning Commission

---

### Planning Commission Meeting

Meeting Date: January 8, 2015

Meeting Time: 7:00 pm

Present: Paul Rose, Monica Russell (Alternate), Jerry Lash, Rick Grice, Paul Becks, Bruce Gold, Sandy Davis, Administrative Assistant, Justin Benko (Associate Planner), Jonathan Mendel (Community Development Director)

Absent: None

Announcements: None

Minutes: Jerry Lash made a motion to approve the December 11, 2014 minutes as submitted. Mr. Rose seconded the motion.

Vote:

Russell	<u>Y</u>
Rose	<u>Y</u>
Grice	<u>Y</u>
Lash	<u>Y</u>
Becks	<u>abstain</u>
Approved	4 yeahs-1 abstention

Election of Officers: Mr. Lash made a motion to retain Rick Grice as Chairman and Bruce Gold be retained as Vice-Chairman after his swearing in by City Council this month.

The motion was seconded by Mr. Rose.

Vote:

Grice	<u>Y</u>
Russell	<u>Y</u>
Rose	<u>Y</u>
Becks	<u>Y</u>
Lash	<u>Y</u>
Approved	5-0

Old Business:

1.P14-31      600 Block of N. Huntington Dr.      Clover Const.      COM

Mr. Mendel gave a brief overview of the case. Mr. Mendel stated this is a continuation of the December 11, 2014 meeting of the Planning Commission. Mr. Mendel stated this is a request for a proposed Special Planning District rezoning. Mr. Mendel stated the current property at which this is being proposed is zoned R-3, High Density Urban Residential.

Mr. Mendel stated at the December 11, 2014 Planning Commission meeting, the project was proposed as a 131 unit, 3 story building with 153 parking spaces. Mr. Mendel stated the property is the north 10.6 acres of the former Pythian Sisters site and will have access drives from Huntington Drive and Miner Drive.

Mr. Mendel stated the proposal was discussed between the Planning Commission, staff and the applicant and several items (outlined below) were of concern requiring further review and detail:

1. List of completed and occupied developments (locations and addresses) similar to the proposed development in Medina
2. Plan for adding land banked parking to the site plan at an amount that is more consistent with the Planning and Zoning Code's multi-family standard (2/unit + 1 visitor space per 5 units)
3. Data/market study of the senior rental market for the Medina market justifying the demand for the proposed development
4. Details regarding the type of deed restriction and duration for the "senior-only occupancy"
5. An opinion from the City Law Director regarding the City's ability to require and/or enforce the senior-only occupancy restriction

Mr. Mendel stated the applicant has provided additional information and revised plans to address the first three and the applicant provided the following for the fourth point:

*Clover has done this two different ways:*

1. *The first is a deed restriction agreement with the City (City and Owner would need to agree to lift the restriction).*
2. *Provide the city with a current lease agreement (which is between the renter and the Owner) stating the occupancy is limited to 55 and older. In this case, if the business model were to change (say 20 years or so), the City would consider this a change in use and a deviation from the approved plan. The city's ordinance would then take over and require amending the underlying SPD to permit the new business model.*

Mr. Mendel stated regarding item number 5 above, staff has asked the Law Director to give an opinion about whether the City can required and/or enforce the development's intended age restricted occupancy. Mr. Mendel stated the opinion has been provided to the Planning Commission and will be incorporated into the minutes as Exhibit A.

Mr. Mendel stated new plans were provided by the applicant on December 30, 2014 which provides for additional land banked spaces throughout the site.

Mr. Mendel stated the following items have been provided by the applicant:

1. List of similar occupied properties owned and managed by the applicant, received December 30, 2014;
2. The applicant's demographic analysis, received December 20, 2014
3. Revised Conceptual Development Plan with added land banked parking, received December 30, 2014;

Mr. Mendel stated the major item of discussion by the Planning Commission at the 12/11/14 meeting was concern regarding the 1.17 parking space to dwelling unit ratio being predicated on this development as senior-only restricted occupancy. Mr. Mendel stated the applicant has addressed this by adding 135 land banked spaces to the site plan to bring the potential to 288 parking spaces, if needed. Mr. Mendel stated in order to require implementation of the land banked parking when it becomes necessary, staff recommends a restriction be added to the conceptual guidelines permitting the City to require the construction of some or all of the land banked spaces as determined by City staff. Mr. Mendel stated the following text is suggested:

*The property owner shall construct some or all of the land banked parking spaces as shown on the conceptual development plan prepared by Polaris Engineering and Surveying dated 12/24/14 when determined necessary by the City of Medina.*

Mr. Mendel stated based on the revised plans and further detail provided, staff maintains the recommendation that the Planning Commission approve the proposed Special Planning District with the following condition added to the proposed SPD Conceptual Development Plan and Guidelines:

The property owner shall construct some or all of the land banked parking spaces as shown on the conceptual development plan prepared by Polaris Engineering and Surveying dated 12/24/14 when determined necessary by the City of Medina.

Mr. Lash asked if the applicant can initiate land banking on their own and build additional spaces if they deem it necessary in the future without coming to the Planning Commission. Mr. Mendel stated his interpretation is if it is determined that it needs to occur by the city, the applicant may construct them.

Mr. Becks asked what the enforcement tool would be to require the owner to provide additional parking. Mr. Mendel stated it would follow the guidelines of land banking requirements which state if it is needed in the future, it is put in.

Mr. Becks stated if the city does not have the ability to add a deed restriction, there is no real ability to reinforce the parking. Mr. Mendel stated the parking has a land use impact. Mr. Mendel stated the occupancy of a building is not a direct land use impact.

Present for the case was Jon Sines, Polaris Engineering and Surveying, Inc. Mr. Sines stated when a preliminary plan is done showing land banking parking, it goes through their engineers to design the detention basins to incorporate the full build out of the site. Mr. Sines stated the engineering will already be approved for the additional land banked spaces. Mr. Sines stated by doing this, the land banked parking can be implemented in the future without going back through the process of engineering and approvals.

Mr. Sines stated the demographics show the number of aging population in the area is slightly higher than other areas they have moved into. Mr. Sines stated they have been realizing a 95% lease up before the building is constructed. Mr. Sines stated there is a niche to be tapped into.

Mr. Sines stated most of their residents are within the five mile radius around the site because they want to stay close to their church, family, etc. Mr. Sines stated the buildings are usually built in areas that the senior's do not need to leave their comfort zones.

Mr. Sines passed out a list of other projects Clover Construction has completed.

Mr. Rose asked if the Fire Department has reviewed the plans. Mr. Mendel stated not at this time since it is only at a conceptual level. Mr. Mendel stated they will be asked to review the plans during the preliminary and final site plan process through Planning Commission. Mr. Mendel stated the parking locations can be worked through during the site plan review process.

Mr. Sines stated the two entrances, one off of Huntington and one off of Miner was a requirement of the city.

Victor Steirer, 380 Birch Hill Drive, commented. Mr. Steirer asked if there will be occupants on both sides of the lakes. Mr. Sines stated yes. Mr. Steirer asked if there are any medical emergency accesses. Mr. Sines stated no, it is not assisted living. Mr. Sines stated it is independent living. Mr. Steirer asked if there are elevators. Mr. Sines stated there are two elevators that are handicap accessible and gurney accessible where the gurney can lay all the way down.

Mr. Rose thanked the applicant for getting the information to the board in a timely manner.

Skip Sipos, Medina Metropolitan Housing, 850 Walter Road, Medina, Ohio asked if Public Financing is being considered for this project. Mr. Sines stated there is no public financing, only private financing and no tax credits.

Mr. Rose asked if there will be any subsidized living in the facility. Mr. Sines stated they cannot discriminate so if a resident qualifies for assistance and still qualify for the market rate rent, they will be accepted.

Mr. Rose asked if the SPD can be restricted to be only between the city and this owner. Mr. Mendel stated the SPD would stay with the property in perpetuity. Mr. Mendel stated the age restriction of "seniors only" could be added to the design guidelines of the SPD and forced onto the unwilling future owner, it could be difficult because it is not a land use impact. Mr. Mendel stated it can be done but it not recommended by the Law Director.

Mr. Grice stated if the SPD has no end once it is constructed, but if the SPD is created and the project takes 3 years to complete, he does not like the idea of the SPD hanging out there for another developer to take advantage of. Mr. Grice asked if there is a time limit for the project to be completed in order to have the SPD. Mr. Grice stated he would like to have more enforcement on the city's end to make sure the facility remains a "senior only" facility.

Mr. Rose stated when Forest Meadows Villas was built, it was 55+, when the younger family members took over, and it was changed to 50+. Mr. Rose stated the number of cars at the site have gone up considerably including college kids living with their parents in units that were designed to be 55+. Mr. Rose stated he has concerns about this.

Mr. Sines stated he is not sure if the Forest Meadows Villas is governed under the same design guidelines that Clover is offering. Mr. Grice stated they are probably not under the same design guidelines however, Mr. Rose' point is well taken. Mr. Grice stated what was well intended to be 55+ has changed due to market conditions changing. Mr. Grice stated he has no issues with the proposal as long as the city has more ability to enforce the age restriction. Mr. Sines stated the city has the power because if there is a change in use, it would need to come back to the Planning Commission for approval since it would be a deviation from the design guidelines.

Mr. Grice stated future owners need to know the design guidelines and if they want to make changes, they need to come to the city Planning Commission. Mr. Grice stated he would feel better if the restriction was put into the deed.

Mr. Mendel stated the Law Director's opinion is that a deed restriction is not a strong enough tool for the city to enforce if they ever had to.

Mr. Grice stated he would like a motion to reference a deed restriction with the city involved in any amendment to that restriction and he would like to see something on the deed that references that this property is part of an SPD and the guidelines apply.

Bruce Gold asked board member Monica Russell if this is common place. Mrs. Russell stated she has not seen this type of restriction however, it is very common on things like condominiums to have restrictions of record. Mrs. Russell stated she does not think this

is something that would go into the deed because the company already owns the property. Mrs. Russell stated they would be deeding it and restricting it to themselves which cannot be done. Mrs. Russell stated it could be done if the property was conveyed to a third party such as the city. Mrs. Russell stated they could enter into an agreement with the city such as Covenants and Restrictions that could be filed and part of the record. Mrs. Russell stated the Law Director stated he does not have confidence that it would be enforceable. Mr. Mendel stated if it is part of the guidelines for the Special Planning District, it would be part of the zoning for the property and would be more enforceable.

Charles Harden, 388 Birch Hill Drive, Medina, commented that the site plan updates are changing. Mr. Harden asked if the site plan meets existing setbacks from the property lines on the north and also is there going to be any problems with the occupants that will be in the building as far as parking. Mr. Harden asked how close the parking spots will be to his backyard.

Mr. Grice stated at the last meeting it was stated that the board did not have a problem with what was being proposed but if they needed additional parking in the future, they need to show it on the site plan as land banking.

Mr. Harden asked if there will be any privacy screening for the property owners on the north side. Mr. Harden stated he is hesitant about a three story building being his house that will be looking down into his back yard. Mr. Mendel stated this is just a conceptual plan and development planning guideline stage of creating an SPD. Mr. Mendel stated if this was created and approved by the Planning Commission and City Council, it would go through the preliminary and final site plan approval process where the Commission goes into more detail such as lighting, grading, landscape buffers and more. Mr. Mendel stated it is worked through in the final site plan process.

Mr. Harden asked if there will be a utility study before approval. Mr. Harden stated there is a flooding problem on Birch Hill Drive. Mr. Mendel stated the City Engineering will address all grading and drainage issues during the final site plan approval process.

Mr. Harden stated they may need to add additional electrical service for the additional residents. Mr. Harden stated there have been issues with power outages in the past. Mr. Mendel stated an electrical study is not under the prevue of the city. Mr. Mendel stated it is something that the property owner would need to look into. Mr. Mendel stated generally drainage is improved by a development of this nature.

Mr. Becks stated he thinks the request should be tabled until the Law Director can give his insight on how a motion should be constructed.

Mr. Mendel stated the project still needs to go to City Council for a public hearing.

Mrs. Russell made a motion to make a recommendation to City Council to approve a Special Planning District Rezoning at the 600 block of N. Huntington Drive subject to the following:

1. The property owner shall construct some or all of the land banked parking spaces as shown on the conceptual development plan prepared by Polaris Engineering and Surveying dated 12/24/14 when determined necessary by the City of Medina
2. A restriction be added to the Special Planning District Guidelines of the development is for 55 and older.

Mrs. Russell stated she is fine with the restrictions being only put into the Special Planning District Design Guidelines because they are public record as much as a deed restriction would be.

The motion was seconded by Mr. Becks.

Vote:

Grice	<u>Y</u>
Russell	<u>Y</u>
Rose	<u>Y</u>
Becks	<u>Y</u>
Lash	<u>Y</u>
Approved	5-0

New Business:

1. P15-01    310 N. State Road    Kokosing Materials    CZC

Jonathan Mendel gave a brief overview of the case. Mr. Mendel stated this is a request for a Conditional Zoning Certificate to replace and relocate an asphalt plant on the current site.

Mr. Mendel stated the subject property site is located on the industrial corridor of N. State Road. Mr. Mendel stated the area is a mix of small to large scale industrial uses and some high density multi-family.

Mr. Mendel stated the site currently has an asphalt plant that has been at this location for many decades. Mr. Mendel stated the applicant proposes removing the existing plant and constructing a new plant further to the west closer to the State Road frontage. Mr. Mendel stated the new asphalt plant requires the installation of several tall accessory structures which are standard for the operations. Mr. Mendel stated the applicant proposes several 75 foot tall silos. Mr. Mendel stated additionally, circulation path for the trucks loading the asphalt will move 180 feet to the north.

Mr. Mendel stated the Planning Commission must review the particular facts and circumstances of each proposed use in terms of the following standards:

- (1) *Will be harmonious with and in accordance with the general objectives or with any specific objectives of the Land Use and Thoroughfare Plan of current adoption;*
- (2) *Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the*

*general vicinity and that such use will not change the essential character of the same area;*

*(3) Will not be hazardous or disturbing to existing or future neighboring uses;*

*(4) Will not be detrimental to property in the immediate vicinity or to the community as a whole;*

*(5) Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection drainage structures, refuse disposal and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide such service adequately;*

*(6) Will be in compliance with State, County and City regulations;*

*(7) Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic or surrounding public streets or roads.*

Mr. Mendel stated the proposed asphalt plant will comply with all the above conditional use standards. Mr. Mendel stated it has been at this location for many decades and the subject property is completely surrounding by industrially developed and zoned properties.

Mr. Mendel stated the existing plant will be demolished along with a portion of the former Medina Supply block plant at the southwest corner of the property. Mr. Mendel stated the new plant is proposed 80 feet setback from the frontage along State Road in an area currently used for equipment and materials storage. Mr. Mendel stated the circulation path for trucks will change as well. Mr. Mendel stated the entrance from State Road will move 180 feet north to the north side of the former block plant and the exit location will continue to be the drive adjacent to the City's rail. Mr. Mendel stated as part of the proposed plant, there are several accessory structures that exceed the code's 25 foot maximum height. Mr. Mendel stated several structures are proposed at 75 feet tall, which is standard for modern asphalt plants.

Mr. Mendel stated one area of concern with the relocated plant and site access from State Road is the stacking length for trucks waiting to load. Mr. Mendel stated currently the potential stacking length is approximately 480 feet from the existing drive immediately south of the property to the existing asphalt plant. Mr. Mendel stated the potential stacking length for the proposed plant is only approximately 280 feet from the proposed entrance drive. Mr. Mendel stated this is a concern, because there is anecdotal information that during peak periods the trucks waiting to load at the existing plant extend to the State Road access. Mr. Mendel stated since the proposed stacking length is 58% shorter than the existing, there is the possibility that trucks may stack within the public right-of-way of State Road, which would create a traffic hazard on State Road. Mr. Mendel stated this presents two options:

1. The Commission could approve the proposed loading path as presented with explicit condition that no truck stack shall occur on State Road
2. The Commission requires that the applicant work with staff to relocate the loading path elsewhere on the property to remove the potential State Road traffic hazard.

Mr. Mendel stated in an effort to soften the edge of the property along the State Road frontage, the applicant proposes additional trees and fencing to help screen the new plant and truck stacking. Mr. Mendel stated this landscaping complies with code and is a visual benefit to this area of State Road.

Mr. Mendel stated on January 8, 2015, the Board of Zoning Appeals reviewed and approved the height variances for the accessory structures.

Mr. Mendel stated Section 1145.04(A) of the Zoning Code requires 1 space per 200 sqft of office space for Manufacturing Uses. Mr. Mendel stated the control tower for the new plant is 300 sqft, which requires 1 parking space, which will be easily accommodated on site.

Mr. Mendel stated staff recommends approval of the proposed conditional use certificate for the replacement asphalt plant at 310 N. State Road as described in the staff report and the applicant's application.

Mr. Grice opened the public hearing and asked for comments for or against the application. Having no comments from the public, the public hearing was closed.

Mr. Grice asked how the trucks get onto the property on the north end where it shows an existing drive since the property belongs to the railroad.

Mr. Mendel stated the existing plant has used this drive for many years and it is assumed it will continue to use the drive in the future. Mr. Grice asked what would happen if the railroad chose to close that drive off. Mr. Mendel stated the drive could be moved to the south. Mr. Mendel stated this is part of the city owned railroad so it could be removed if the railway wishes.

Present for the case was Ralph Kyanko from Kokosing. Mr. Kyanko stated the shop will remain but the existing control tower will be removed. Mr. Lash asked if the trucks could be stacked three or four deep. Mr. Kyanko stated they could look at that if they needed to. Mr. Kyanko stated the upgraded plant has a higher capacity and the silos have more capacity as well. Mr. Kyanko stated this gives them the ability to move trucks through quicker so they do not need to stack the trucks like they do now.

Mr. Kyanko stated the current plant produces 200 tons per hour. Mr. Kyanko stated the new plant will produce almost double that amount. Mr. Kyanko stated the new plant will move the trucks out much faster.

Mr. Grice stated there is enough room on the property if rerouting or additional parking was needed for the trucks.

Mr. Becks asked about the lighting levels on the silos. Mr. Becks asked that there be a light study showing the foot-candle does not extend beyond the site.

Mr. Kyanko stated he believes the architects and engineers have already addressed that issue to meet the city regulations. Mr. Becks asked for a copy of the lighting study.

Mr. Rose asked if the fumes will be increased. Mr. Kyanko stated no.

Mr. Lash made a motion to approve a Conditional Zoning Certificate for 310 N. State Road, to replace and relocate an asphalt plant on the current Kokosing site subject to the following condition:

1. No stacking of trucks on State Road

The motion was seconded by Mrs. Russell.

Vote:

Grice	<u>Y</u>
Rose	<u>Y</u>
Russell	<u>Y</u>
Lash	<u>Y</u>
Becks	<u>Y</u>
Approved	5-0

Mr. Grice requested taking the cases out of order to hear P15-03 next.

The board was in agreement.

2. P15-03 217 E. Liberty St. Medina United Church of Christ SPA

Monica Russell disclosed that she is a tenant in the building next door to 217 E. Liberty Street and it creates no conflict of interest for this case. Justin Benko gave a brief overview of the case. Mr. Benko stated this is a request from the United Church of Christ Congregational for site plan review. Mr. Benko stated the site is located on the northeast corner of the Square, within the Historic District across Liberty Street from the Medina County Courthouse and immediately south of the Medina County Administration building.

Mr. Benko stated the applicant has proposed a 1,965 sq. ft. addition to the United Church of Christ Congregational (UCCC). Mr. Benko stated the addition will be located in the northeast corner of the church building and will provide for a large gathering area, meeting room, offices, and bathroom facilities, as well as an outdoor gathering area. Mr. Benko stated the project will required two variances from the Board of Zoning Appeals which were granted at the meeting this evening at 6:00 p.m. Mr. Benko stated the project also requires a Certificate of Appropriateness from the Historic Preservation Board but the meeting scheduled for this evening was cancelled due to lack of a quorum. Mr. Benko stated the case will be heard by the Historic Preservation Board at the February 12, 2015 meeting.

Mr. Benko stated the applicant is requesting the following:

A variance from Section 1135.06 of the Planning and Zoning Code to allow a 15,500 sq. ft. building footprint instead of the maximum 5000 sq. ft. building footprint within the Public Square area.

A variance from Section 1153.04(A)(1) of the Planning and Zoning Code to allow the proposed addition to be 56 feet from the north (side) property line and 90 feet from the rear (east) property line instead of the minimum required 100 feet.

Mr. Benko stated places of religious worship are permitted as a conditional use within the C-2 District. Mr. Benko stated the proposed addition is an expansion to the current conditional use.

Mr. Benko stated the following are additional conditional use standards, per Section 1153.04(a), are applicable to all churches and places of religious worship within the C-2 District

- (1) All structures and property areas should be located at least 100 feet from all property lines.*
- (3) All points of entrance or exit should be located no closer than 200 feet from the intersection of two major thoroughfares, or no closer than 100 feet from the intersection of a major thoroughfare and a collector thoroughfare.*
- (7) Such developments should be located on major thoroughfares or at intersections of major and/or collector thoroughfares.*
- (11) Such uses should be properly landscaped to be harmonious with surrounding uses, especially if residential uses*
- (12) Such structure should be located adjacent to parks and other non-residential uses such as schools and shopping facilities where use could be made of joint parking facilities.*
- (14) All permitted installations shall be maintained in a neat, orderly condition so as to prevent injury to any single property, and individual or to the community in general. A bond may be required to insure that this provision is met.*

Mr. Benko stated the proposed addition changes the existing setbacks; however, the applicant has applied for and received a setback variance at the January 8, 2015 meeting of the Board of Zoning Appeals.

Mr. Benko stated the proposed 1965 sq ft addition should not create the need for additional parking spots. Likewise, the addition should not take any current parking spots because the addition will be located in the existing outdoor garden.

Mr. Benko stated Medina Codified Ordinance 26-78 established the downtown parking district which encompasses Public Square. The downtown parking district is exempt from the parking space requirements in Chapter 1145.

Mr. Benko stated the proposed landscape plan is consistent with the district and harmonious with the building's current landscaping.

Mr. Benko stated based on review of applicable sections of the City of Medina Codified Ordinances and the findings detailed above, staff recommends the Planning Commission approve the application on the following condition:

1. Subject to building permits from the Medina Building Department.

Mr. Grice opened the public hearing and requested comments either for or against the proposal. Having no comments from the public, Mr. Grice closed the public hearing.

Present for the case was Bob Zarzycki from Zarzycki/Malik Architects. Mr. Zarzycki stated the proposed project is essential to the growth of the church community and it is designed to accommodate the handicap population. Mr. Zarzycki stated the church has multiple levels which will not be handicap accessible. Mr. Zarzycki stated an elevator will be added.

Mr. Zarzycki stated the architecture has been matched to the existing and made to enhance the building. Mr. Zarzycki stated the addition will be no closer to the property lines than the current building is.

Mr. Zarzycki stated he feels the proposal enhances the building and is beneficial to the community.

Also present was Dave Weber, 220 W. Washington, Medina, Ohio. Mr. Weber stated he has had discussions with Stan Scheetz, the neighbor to the east, and they have discussed Mr. Scheetz's concerns regarding water run-off. Mr. Weber stated this addition should have no impact on that property as the project is on the northeast corner and will not be near Mr. Scheetz's property. Mr. Weber stated they are sensitive however, to the need for drainage on the grassed in area to the west and they will be speaking with Mr. Scheetz about ways to mitigate any issues.

Mr. Rose complimented the design. Mr. Rose asked if the Historic Preservation Board review in February can upset any approvals the Planning Commission or Board of Zoning Appeals have already given. Mr. Mendel stated they will be looking at the design and how it blends in the district and with the existing structure. Mr. Mendel stated it is possible that they could require a different material be used which could interrupt the Planning Commission site plan approval however, they do not comment on the site plan, setbacks, or dimensions. Mr. Mendel stated he does not foresee any reason the plan should need to come back to the Planning Commission for a second review.

Mr. Becks made a motion to approve the site plan for 217 E. Liberty Street, United Church of Christ Congregational, as submitted subject to the following:

1. Subject to building permits from the Medina Building Department

Mr. Lash seconded the motion.

Vote:

Grice	<u>Y</u>
Russell	<u>Y</u>
Rose	<u>Y</u>
Becks	<u>Y</u>
Lash	<u>Y</u>
Approved	5-0

3. P15-02 City of Medina Spring Grove Cemetery SPA

Mendel gave a brief overview of the case. Mr. Mendel stated this is a request for site plan approval TC-OV Certificate of Appropriateness review for a new maintenance building at Spring Grove Cemetery.

Mr. Mendel stated in March, 2014, the Planning Commission approved the site plan and TCOV review for the new Mears Memorial Building to be donated by the Friends of the Cemetery. Mr. Mendel stated at that time the plan was conceptual. Mr. Mendel stated the applicant has submitted a site plan now with a new drive, a 3,840 sq. ft. maintenance building and material bins to the north of the proposed building.

Mr. Mendel stated the building will be 18 feet tall with a circulation drive.

Mr. Mendel stated the proposed materials are brick and steel with vertical metal siding, which will be compatible with the previously approved memorial building, but also be cost effective given the nature and purpose of the maintenance building itself. Mr. Mendel stated the code states metal siding is discouraged but this design is a good compromise between efficient use of material that is compatible and appropriate for this type of building.

Mr. Mendel stated the zoning code requires 5 parking spaces for the proposed maintenance building. Mr. Mendel stated the site plan for the memorial building approved in March 2014 has 20 spaces supplied and 4 spaces required for the memorial building. Mr. Mendel stated that leaves an 11 space parking surplus.

Mr. Mendel stated this property is essentially a landscaped park and more than adequately meets the requirements and intent of site landscaping in the code.

Mr. Mendel stated this project will complete the modernization of City facilities at the cemetery and provide indoor storage and protection for City vehicles and equipment.

Mr. Mendel stated this project was heard by the Board of Zoning Appeals earlier this evening for setback variances and were approved.

Mr. Mendel stated staff recommends that the Planning Commission approve the application for site plan and TCOV Certificate of Appropriateness as submitted.

Mr. Becks asked if the landscape buffer to the east side of the building will be kept or replaced. Mr. Mendel stated there is no landscape plan shown on the plan. Mr. Mendel stated if the Commission wishes, he can work with the City Forrester to come up with a landscape buffer.

Mr. Rose stated he would like to see a buffer put in. Mr. Rose stated he would like something to soften the appearance of the bins. Mr. Mendel stated there is space to accommodate this. Mr. Lash suggested if there is not enough space on the city property, get approval from the adjoining property owner to put the buffer on their property.

Mr. Lash asked when the Mears building will be constructed. Mr. Mendel stated once the site plan is approved, the site will be constructed at once. Mr. Mendel stated the Friends of the Cemetery are paying for the building itself and everything outside of that is the city's responsibility.

Mr. Gold asked why the architect did not incorporate natural lighting into the building. Mr. Gold stated it would be much more cost effective. Mr. Mendel stated he will pass along the comment to Patrick Patton.

Mr. Rose asked if the roof will be metal. Mr. Mendel stated yes. Mr. Beck asked if the fence shown on the east property line from the Mears building back on the plans is proposed. Mr. Mendel stated that is a silt fence during construction.

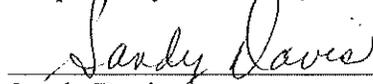
Mr. Rose made a motion to approve the site plan for Spring Grove Cemetery as submitted. The motion was seconded by Mr. Becks.

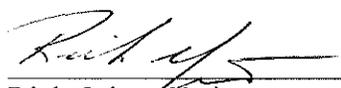
Vote:

Grice	<u>Y</u>
Russell	<u>Y</u>
Lash	<u>Y</u>
Rose	<u>Y</u>
Becks	<u>Y</u>
Approved	5-0

Having no further business, the meeting was adjourned.

Respectfully submitted,

  
\_\_\_\_\_  
Sandy Davis

  
\_\_\_\_\_  
Rick Grice, Chairman