

PLANNING BOARD MEETING

TIPP CITY, MIAMI COUNTY, OHIO January 10, 2017

Meeting	Chairman Stacy Wall called the meeting of the Tipp City Planning Board to order at 7:30 p.m.
Roll Call	Roll call showed the following Board members present: Stacy Wall, Andrew Thornbury, Jamie DeSantis, Vonda Alberson and Jeff Sebor. Others in attendance: City Planner/Zoning Administrator Matt Spring, and Board Secretary Dawn Gross. Those signing the register were Fernando Oseguera, Tyler Thobe, Thomas Nick, Larry Riesser, and Nancy Bowman.
Member Swear In	Ms. Gross swore in re-appointed Board Members, Stacy Wall, Jamie DeSantis, and Jeff Sebor.
Election of Officers – Chairman & Vice Chairman	Ms. DeSantis nominated Ms. Wall for Chairman . Mr. Thornbury seconded the motion. Ms. Wall accepted the nomination. Motion passed 5-0. Mr. Sebor nominated Mr. Thornbury for Vice Chairman . Ms. Wall seconded the motion. Mr. Thornbury accepted the nomination. Motion passed 5-0.
Approval of Minutes – December 13, 2016	Mr. Thornbury said a change was needed on page 1 of the minutes, fourth paragraph down the word “Hartman” needs to be replaced with “Thornbury”. Ms. DeSantis moved to approve the amended minutes of the December 13, 2016 meeting . Ms. Alberson seconded the motion. Motion passed 5-0.
Items Not on the Agenda	There were no comments on items not on the agenda.
<u>New Business</u> SpringMeade Retirement Community – Special Use	Mr. Spring presented the following staff report to the Planning Board. The applicant requests Planning Board site plan approval for the construction of a 15-bed addition/expansion to the existing Health Center, which is a Skilled Nursing/Personal Care Facility within the SpringMeade Retirement Community complex located at 4375 S. CR 25A. The proposed expansion consists of constructing a new one-story addition to the north of the existing Health Center building. There will be a small (44 sq. ft.) renovation to the existing building where the two building will connect. The proposed addition will be “T” shaped and include a separate entrance with a cantilevered drive-thru canopy. The leg of the “T” will serve as a connector between the existing and the new buildings. The proposed addition will include 15 private suites, a conference room, nurse’s station and therapy room. The exterior façade of the addition will be complimentary to the existing building and include a combination of brick veneer and Exterior Insulation Finish Systems. The various frontages will be articulated and include changes in wall planes to reduce mass and provide aesthetic appeal. The project will also include an 11-space expansion of the existing off-street parking area. Sidewalks will be extended and expanded to serve the new parking areas and new

entrance. A ± 250 linear feet portion of the existing Fire Lane will also be reconfigured to accommodate the new building footprint.

I SPECIAL USE

General Standards

Decisions on a special use review applicable shall be based on consideration of the following review criteria. All special uses shall be subject review under the criteria of this section, as applicable, and may be subject to additional use-specific standards.

- (a) The proposed special use is established as a special use (may be a principal or accessory use) permitted in the applicable zoning district;
Code Table 154.04-2 indicates that Skilled Nursing or Personal Care Facilities are a Special Use within the R-3 – Multi-Family Residential Zoning District.
- (b) The proposed use is consistent with the spirit, purpose and intent of the comprehensive plan and the general purpose of this code as established in §154.01(A);
It is the opinion of staff that the proposed expansion of The SpringMeade Health Center is consistent with the spirit, purpose and intent of the comprehensive plan and the general purpose of the Zoning Code.
- (c) The proposed use complies with any use-specific standards as may be established for the use;
See “Specific Standards” below.
- (d) The proposed use shall be adequately served by essential public facilities as listed in Section §154.01(E)(2);
It is the opinion of staff that the proposed expansion of The SpringMeade Health Center will be adequately served by essential public facilities.
- (e) Any building or structure constructed, reconstructed, or altered as part of a special use in a residential zoning district shall, to the maximum extent feasible, maintain the exterior appearance of residential buildings of the type otherwise permitted and shall have suitable landscaping, screening, and fencing wherever deemed necessary by the Planning Board;
It is the opinion of staff that the proposed expansion of The SpringMeade Health Center will maintain a professional exterior appearance suitable for a Skilled Nursing Facility.
- (f) The proposed use will comply with all applicable development standards, except as specifically altered by the Planning Board in the approved special use;
It is the opinion of staff that the proposed expansion of The SpringMeade Health Center complies with all applicable development standards.
- (g) The proposed use will be harmonious with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area;
It is the opinion of staff that the proposed expansion of The SpringMeade Health Center will be harmonious with the existing character of the general vicinity.

- (h) The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors;
It is the opinion of staff that the proposed expansion of The SpringMeade Health Center will not be detrimental to any persons, property, or the general welfare by the reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
- (i) The circulation on and access to the property shall be so designed as not to create an interference with traffic on surrounding public thoroughfares;
It is the opinion of staff that the proposed circulation on and access to the property is designed so as not to create interference with traffic on surrounding public thoroughfares.
- (j) The design of the buildings, structures, and site will not result in the destruction, loss or damage of a natural, scenic, or historic feature of major importance;
It is the opinion of staff that the proposed expansion of The SpringMeade Health Center will not result in the destruction, loss or damage of a natural, scenic, or historic feature of major importance.
- (k) The proposed use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district; and
It is the opinion of staff that the proposed expansion of The SpringMeade Health Center will not impede the normal and orderly development and improvement of the surrounding property.
- (l) Wherever no specific areas, frontage, height, or setback requirements are specified in provision for a specific special uses, then such use shall be subject to the site development standards for the applicable zoning district (See §154.04(H).).
See “Specific Standards” below.

Specific Standards

The following standards shall apply to any skilled nursing or personal care facilities:

- (a) The principal building shall be set back a minimum of 100 feet from any adjacent residential zoning district or residential lot.
The only adjacent residentially zoned property is to the south (Floral Acres – Monroe Township). Staff notes that the existing building has a southern setback of ± 168’ (to the closest Floral Acres lot).
- (b) All other site development standards of the applicable zoning district shall apply to the site.
See “General Requirements” below.
- (c) The maximum density of these facilities varies based on the specific type of facility as established below:
- (i) If the proposed facility includes an independent living component (no skilled or personal care services provided), the independent living component shall be limited to the uses and maximum density permitted by the applicable zoning district. In a nonresidential zoning district, that maximum density shall be six units per acre. In no case shall the independent living component comprise more than 50 percent of the dwelling units or rooms in the proposed development.
n/a. The SpringMeade Retirement Community does contain an

existing independent living component (coach homes). However, no changes are proposed to the independent living component with this project.

- (ii) The maximum density of congregate housing or assisted living facilities shall be 10 units per acre in the R-3 and OS Districts and 20 units per acre in the GB and HB Districts, regardless if the unit is a complete dwelling unit with separate kitchen facilities.
n/a. The SpringMeade Retirement Community is in the R-3 zoning district, but does not have congregate housing or assisted living facilities. Rather, the Community contains a 114 bed Health Center (skilled nursing), and 83 coach homes (independent living). Staff notes that with the proposed 15-bed expansion, the density of the site would be ± 5.4 units per acre $[(114 + 83 = 197) \div 36.352] \approx 5.419$
- (iii) All other facilities shall comply with the maximum height and setback requirements of the applicable zoning district and any conditions or requirements set forth as part of the special use approval.
See "General Requirements" below.
- (iv) The Planning Board may set maximum density or intensity requirements as part of the special use approval based on the density or character of surrounding uses.
n/a

- (d) The proposed use shall be located along an arterial or collector street, as defined by the City Engineer.

The SpringMeade Health Center is located on CR 25A, which is defined as a Principal Arterial by the Tipp City Thoroughfare Plan (Ord. 26-15).

- (e) Prior to the issuance of a final certificate of occupancy, the operator or agency shall provide evidence that a valid license has been issued or is obtainable for this proposed special use on the subject property. If licensing is not available, a verified affidavit so stating shall be presented.

See "Recommendation" below

General Requirements (see Attachment "C" pp. 4 of 4 and AC1.0).

Per Code Table 154.04-7 the site development regulations are as follows:

Site Development Standards for Residential Zoning Districts (R-3 – Multi-Family Residential)

Lot requirements (see Attachment "C" pp. 4 of 4 and AC1.0).

- Minimum lot area: 10,000 sq. ft.
The area of the existing lot contains > 1.5M sq. ft.
- Minimum lot frontage: 80'
The existing frontage is $\pm 622'$

Yard requirements.

- Minimum distance from any adjacent residential zoning district or residential 100'
 $\pm 168'$ to the closest Floral Acres lot
- Minimum front yard depth: 35'.
The proposed front yard depth is > 1,500' (CR25A)
- Minimum rear yard depth: 30'.
The proposed rear yard depth is $\pm 114.27'$ (I-75)
- Minimum side yard depth is 10'.
The right (south) side yard depth is $\pm 168'$ (Floral Acres)

The left (north) side yard depth is ± 124.81' (farm field)
Structural requirements.

- The maximum building height is 35'

The height of the proposed structure is 26' 3"

Storm Water Detention (see Attachment "C" p. 4 of 4)

SpringMeade contains two existing storm-water retention ponds on site at the northeast and southeast corners of the property (adjacent to I-75). The northeastern pond will be enlarged ± 4,600 cubic feet to accommodate the addition impervious storm-water run-off created by this project. Additionally, the applicant will add a CDS water-quality unit which will be sized and installed to the existing 15" outlet to the retention pond in order to treat the water from the building and parking lot addition.

Staff notes that a Storm Water Pollution Protection Plan (SWPPP) and OEPA Notice of Intent (NOI) shall be required to be submitted and approved prior to the issuance of the Zoning Permit.

Parking (see Attachment "C" p. 4 of 4)

Code Table 154.10-1 requires all Use Types within the Group Living Use Category (includes Skilled Nursing & Personal Care Facilities) to provide one off-street parking space per two beds. The existing facility contains 99 beds with an additional 15 beds proposed with this expansion thus requiring 57 total off-street parking spaces ($99 + 15 = 114/2 = 57$). The existing facility provides 84 off-street parking spaces with an additional 11 new spaces proposed for a total of 95 spaces provided, thus exceeding the requirement of Code.

The site will provide 9 total handicapped accessible parking spaces. The handicapped accessible parking requirements are delineated in Code §154.10(C)(4)(e) which states:

Parking spaces required for the disabled shall be provided in compliance with all the applicable state and federal requirements. Additionally, all spaces for the disabled shall be located so that:

- The spaces provide easy access from the closest parking spaces to the major entrance of the use for which they are provided; and*
- The disabled individual is not compelled to wheel or walk behind parked cars other than his or her own.*

Landscaping (see attachment "C" p. AC1.0).

Staff notes that the existing site is abundantly landscaped with a variety of mature trees and shrubbery. The project will add the following additional landscaping:

- 3 Red Oak trees
- 1 Autumn Serviceberry tree
- 6 Winter Gem boxwood shrubs
- 11 Taxus X Medina shrubs
- 27 Taxus Hicksii shrubs

Fencing (see Attachment "C" pp. 1 of 4 and 3 of 4)

The site contains ± 1,313 linear feet of 4' tall "cross buck" style vinyl fencing that provides a barrier between the health center building and the two retention ponds at the east of the property. This fencing was previously approved by Planning Board on 4/10/12. The project will require the removal & relocation of ± 231 linear feet of fencing, to be replaced with ± 241 linear feet of fencing, which will be placed approximately parallel to the existing fencing ± 20' NE of the current position.

Lot Lighting (see Attachment "C" p. ESP101)

The applicant has provided a photometric diagram which indicates that the expansion to the parking lot will be provided with an average of 2.18 foot-candles (lumens) across the

off-street parking area in accordance with Code §154.07(B)(2)(c)(vii). The proposed additional lot lighting will be provided by the addition of (4) single-head pole-mounted lighting fixtures and the relocation of (3) existing poles.

Staff notes that the level of illumination shall be low so as to present a soft and subdued appearance to the property. The beam spread of the light fixtures shall be designed so that the effect on adjacent properties shall be minimal. The beam spread of the light fixtures shall also be designed so as not to appear as glare from the public right-of-way.

Emergency Generator (see Attachment "C" pp. 3 of 4 and AC1.2).

The applicant will be installing an emergency back-up generator at the rear (east) of the property ± 80' SE of the new building addition. The generator has dimensions of 3' x 5' and will be 5' tall. The generator will be surrounded with a 6' tall solid fence and include 6' Taxus Hicksii shrubbery as a visual screen.

Ms. Wall thanked Mr. Spring for such a detailed report, and she further asked about the licensing and who it could be obtained from. Mr. Spring replied the State Nursing Board would issue the license.

Ms. Wall asked for further questions of Mr. Spring, there were none.

Ms. Wall asked the applicant to step forward and state his name and address for the record and if he had anything further he would like to add.

Fernando Oseguera, App Architecture; 615 Woodside Drive, Englewood, Ohio 45322.

Ms. Wall asked Mr. Oseguera if there was anything additional he would like to add, he responded "No, I think Mr. Spring did a good job presenting".

Ms. Wall asked, on the backside of the building it looks like it is behind the retention pond, would you be able to see this addition from the road? Mr. Oseguera responded, yes, you will see the addition. The expansion of the retention pond is minimal, the addition will be in between the retention pond and the existing building.

Ms. Wall asked, "Do you know where SpringMeade is in the process of applying for the license from the State Nursing Board?" Mr. Oseguera said they have applied and it has been approved by the State. Ms. Wall further asked, is there any further steps that need to be taken?

Thomas Nick, Administrator of SpringMeade. He indicated the first step is to apply for the certificate of need through the state. This has been approved. There is nothing further that is needed from the State. Ms. Wall then asked, has the approval been presented to Mr. Spring? Mr. Nick replied, no, I do not believe so. It was approved after December 8, 2016, I will get a copy of the documentation to Mr. Spring.

Ms. Alberson asked "What's the time frame for construction starting"? Mr. Oseguera said they would like to start construction as soon as the weather permits.

Ms. Wall asked for further questions, or discussion. There was none.

Ms. DeSantis moved to approve the Special Use Permit and associated site plan with the following conditions: 1. The applicant will provide evidence that a valid license has been issued or is obtainable for this proposed special use (skilled nursing) prior to the issuance of the Zoning Permit/Special Use Permit. 2. The applicant will obtain an approved SWPPP from the City of Tipp City prior to the issuance of the Zoning Permit/Special Use Permit (a) Upon approval of the SWPPP, the applicant will submit an NOI to the OEPA, seconded by Mr. Thornbury. Motion passed 5-0.

Old Business

There was no old business to discuss.

Miscellaneous
City Council
Reports –

December 19,
2016

Ms. Alberson reported, City Council approved the issuance of bonds for replacing transformers at the electrical substations. Ordinance for the zoning change at Tipp Novelty was approved. A resolution of necessity for Phase 2, 25A road improvements was approved. They had the first reading for amending the zoning code for medical marijuana, council did request additional information and they also talked about having a work session to discuss further. They set a hearing for February 6, 2017 for the Comprehensive Master Plan. They had a discussion relative to basketball equipment that was installed in the Right-of-Way of a resident. Discussion was also held for location of the future water tower potentially being placed on South Hyatt.

January 3,
2017

Mr. Thornbury reported, Council had a work session regarding medical marijuana, Ordinance 1-17 positively amended the zoning code to prohibit the cultivation, processing, or sale of medical marijuana. Council appointed Ms. Wall, Ms. DeSantis and Mr. Sebor to terms ending in 2019 for Planning Board.

Upcoming City
Council
Meetings –
January 17,
2017

Ms. Wall will attend the January 17, 2017 City Council Meeting.

February 6,
2017

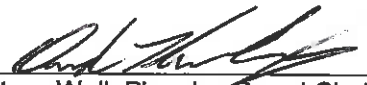

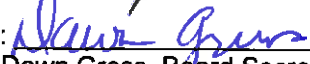
Ms. Alberson will attend the February 6, 2017 City Council Meeting.

Board Member
Comments

There were no Board Member comments.

Adjournment

Ms. Alberson moved the meeting be adjourned. Ms. DeSantis seconded the motion. Ms. Wall declared the meeting adjourned at 7:52 pm.


Stacy Wall, Planning Board Chairman

Andrew Thornbury Vice-Chairman
Attest: 
Dawn Gross, Board Secretary