

City of Olmsted Falls
Minutes of a Special Council Meeting
Tuesday, April 11, 2017, at Olmsted Falls City Hall
26100 Bagley Road – Council Chambers, 7:00 p.m.

The Pledge of Allegiance was recited. Mayor Ann Marie Donegan called the meeting to order at 7:03 p.m. Roll call was conducted. Councilmen Linda Garrity, Jim Haviland, Bob Sculac, Edward Gorski, Terry Duncan, and Kyle Miller were present. Paul Stibich was excused.

Also Present: Santo Incorvaia, Asst. Law Director, Mike Cloud, North Coast Design Build representing Sprenger Health Care, and Nicole Sprenger from Sprenger Health Care.

New Business:

The Olmsted Falls City Council hereby gives Notice of Public Hearing on Ordinance No. 03-2017, “An Ordinance amending the Zoning Map of the City to change the zoning classification of Permanent Parcel No.: 281-02-135 located on Elm Street from D-3 (Single Family Dwelling District) to P-2 (Professional Office/Multi Family District).

Mr. Cloud indicated that he is the engineer of record for Sprenger Health Care. He stated that the parcel in question is directly north of the Village of the Falls campus. He stated that the parcel to the east is vacant with a pump station currently on the property. He stated that the building was originally designed for a future expansion, which would have been a two story building. He imagines that the intent of this original addition was for assisted living beds. Sprenger Health Care is considering an expansion for skilled care beds, nursing home beds, and if at all possible you want those beds in a single story facility. From the design standpoint when expanding skilled care you want to keep all the common space, dining activity, etc., in the center of the facility with radiating wings in order to provide a short walk to that common space. In order to maintain the appearance in the front, so the building looks balanced, and to get the number of beds for this unit to operate efficiently, we need to slightly extend onto the parcel behind the facility. We are under the assumption, through discussions with the fire department, will want an emergency access drive which has been included in the preliminary drawings. This emergency access will not be used for dumpsters or deliveries. We would also prefer a gravel base with sod on top so the access drive is not visible, if the fire department agrees. The balance of the lot will be used as buffering for the skilled care unit. The preliminary design is to keep the expansion consistent with the current facility.

Mayor Donegan stated that the expansion will increase jobs, beds, etc. Mr. Cloud indicated that Nicole Sprenger with Sprenger Health Care can speak to those increases. Ms. Sprenger stated that there will be an increase of 30 skilled care units; approximately 30 additional full time employees; with total wages of approximately \$1.4 million.

Mr. Sculac indicated that the Planning & Zoning Commission approved the rezoning request unanimously and he would suggest that Council approve the request as well.

Mr. Gorski asked if there was any opposition to this request. Mr. Sculac stated that during the Planning & Zoning meeting approximately three residents attended, one lived directly behind the property and had concerns that the emergency access road would be utilized for dumpsters. There were no concerns that were adverse to this project. Mayor Donegan indicated that the City Planner and City Engineer have reviewed the request as well. She stated that we have 4.1 square miles and are determined to develop those in the most sensible way. We all have to be cognizant of the “not in my back yard” scenario and push to make that scenario non-existent because we need to be good neighbors and Sprenger plans on being good neighbors.

Mr. Miller asked if Mr. Cloud could talk briefly about the current infrastructure, specifically the sewers, which is what he is most concerned with. Mr. Cloud indicated that he is present this evening to request a rezoning. He is a civil engineer and will be completing the engineering design on the project, but have not proceeded to that design as of yet. Any engineering will be done to meet all the criteria for storm and sanitary management. He stated certain precautions are also put into place with a facility like this for example, including a trash rack for adult diapers at times. He will discuss all engineering with the city’s engineering department when we are at a point where we are ready to submit plans to the Planning and Zoning Commission.

Mayor Donegan stated that included in the information distributed was a copy of Mr. Sheehy’s comment which indicate that following “he has no issues with the rezoning request from an engineering perspective, but if the proposed use will generate additional sanitary sewer flow in excess of an existing residential lot under the current zoning a proportional tap in fee should be considered to offset any additional flows generated from this parcel into city infrastructure, based on the final use of the proposed building”. She stated that this is step one, request the rezoning and then drawings will be submitted to Planning & Zoning for all the storm water management. Mr. Cloud stated that the first step is to see if this is allowable to determine the scope of the project then our next step will be full engineering.

Adjournment

Mr. Sculac moved to **adjourn**; Mr. Gorski **seconded**. Poll: 6 ayes; 0 nays. **Motion carried**.

The meeting adjourned at 7:15 p.m.

Ann Marie Donegan, Mayor

Angela Mancini, Clerk of Council