



CITY OF OLMSTED FALLS  
PLANNING & ZONING COMMISSION  
MINUTES  
OCTOBER 4, 2017  
7:30 PM  
COUNCIL CHAMBERS

Commission Members Present : Brett Iafigliola, Bob Sculac, Michelle Hawkins, Gary Pehanic, Fran Migliorino, Tony Budak, and Terry Klimchak.

Others Present: George Smerigan, City Planner, Santo Incorvaia, Asst. Law Director, Ann Marie Donegan, Mayor, and Robert Jack representing Clover Development. Audience: 3

Chairman Iafigliola opened the public hearing at 7:32 p.m.

The reason for this public hearing is to consider a request made by Clover Communities Olmsted Falls, LLC, owner of 9299 / 9345 Columbia Road, PP# 291-18-002 and 291-18-005 for Conditional Use Permit and MUTND Development Plan approval for a proposed 119 unit Senior Residence facility and associated parking.

Mr. Jack indicated that he is seeking to obtain conditional use approval for a 119 unit senior residential facility at 9299 Columbia Road. The site is located across the street from the fire station and abuts the turnpike to the south, Mrs. Kennedy's property on the West, the Rocky River is on the East. His firm develops market rate senior housing for local seniors in the area. We are not subsidized and pay full taxes nor do we put a strain on the school system. This will be a three story building with 1 & 2 bedroom units, community room, fitness center, library are among the amenities on site.

**Jane Kennedy**, stated that she lives on Columbia Road in front of this proposed development. She stated that she did speak with Mr. Jack regarding the drainage problem she has had over the last couple years and he has indicated that he is willing to help out. She believes the proposed development will work out very well. Heaven knows we do need more places for those of us getting older.

Mayor Donegan stated that she is in favor of the development and is a great example of a company wanting to develop within our community and putting together the data needed. She also believes the discussions with Mrs. Kennedy is how it is supposed to work when dealing with buffers and drainage. The City is in the process of applying for a TLCI implementation grant through NOACA which will give us multi module pathways which is part of our strategic initiative to bring sidewalks all the way down Columbia Road. This will create a sense of community as we get connected. Clover has also written a letter of support for the grant.

Chairman Iafigliola closed the public hearing at 7:37 p.m.

Chairman Iafigliola indicated that the Planning & Zoning Commission will discuss P&Z Case #18-2017 prior to the Clover Communities request.

1. **Planning & Zoning Case # 18-2017** - A request by Cynthia Bujnak, owner of vacant property on Columbia Road, PP# 281-33-010 for a 5 foot variance to Section 1240.05(a)(2) to permit a side yard setback of 5 feet.

Mr. Iafigliola administered the oath.

**Packy Hyland, 32860 Pin Oak Parkway, Avon Lake, Ohio** stated that he has purchased the property. He stated that this is a smaller lot than a normal residential lot. He would like to build a single story home. He previously requested a sideyard variance of 20 feet total and 20 feet for a rear yard setback, which was approved. In order to make the home fit in better with the street and to allow for more room from the house on the north he would like to request a five foot setback on the south side and a 15 foot setback on the north side. This is the same plan as before just shifted five feet to the south.

Mr. Smerigan stated that the Commission previously granted the rear yard setback variance and the combined side yard variance. He is now asking to shift the house five feet to the south, which is what the Commission recommended he consider. He has no objections to the request.

Mr. Iafigliola asked if the shape or configuration of the home had been changed. Mr. Hyland stated that no changes have been made since the previous request.

**Walter Minor, 25413 Holton Road**, stated that he is in agreement with this proposal.

Mayor Donegan indicated that she did stop at the home to the south of this property and spoke with one of the homeowners and reminded them about this meeting. She would like to thank Mr. Hyland and his crew for taking into consideration his neighbor's concerns.

Mr. Iafigliola **moved** to approve the variance for the vacant property on Columbia Road PP#281-33-010 for a five (5) foot variance to the south of the property pursuant to Section 1240.05(a)(2) to permit a side yard setback of five (5) feet as shown on the preliminary plat map dated 09/08/2017 as prepared by Bramhall Engineering; Mr. Budak **seconded**. Poll: 7 ayes; 0 nays. **Motion carried**.

2. **Planning & Zoning Case # 13-2017** - A request by Clover Communities Olmsted Falls, LLC, owner of 9299 / 9345 Columbia Road, PP# 291-18-002 and 291-18-005 for Conditional Use Permit and MUTND Development Plan approval for a proposed 119 unit Senior Residence facility and associated parking.

**Robert Jack**, Clover Development, 348 Harris Hill Road, Williamsville, N.Y 14221  
**Robert Yagersz**, 34600 Chardon Road, Willoughby Hills, Ohio are present representing Clover Development.

Mr. Jack stated that they believe they need between 1 and 1.1 spaces per unit and we would not want to build a facility that did not have enough parking as it would not be in their best interest. Mr. Iafigliola asked if these spaces included covered and uncovered. Mr. Jack replied that there are 34 covered garages and 93 open air surface spaces. Mr. Iafigliola asked

if Mr. Smerigan had any concerns with the proposed parking. Mr. Smerigan replied he has no concerns. There is also plenty of room on the site to add parking, if needed.

Mr. Smerigan stated that the request this evening is for a conditional use permit as well as approving the concept plan, the general development plan. With those approvals they will need to come back for final development plan approval which will be a more detailed plan. This is when the Commission will receive detailed engineering information, design of the parking lot, and drainage calculations.

Mr. Jack indicated that this development will be 100% residential and the zone requirement is 30% to 70% residential and the Commission will need to adjust the mixed use percentage. Mr. Smerigan stated that the code gives the Commission the authority to adjust that percentage without a variance.

Mr. Jack stated that there will be 25% masonry on the front façade which will be the north elevation. Mr. Smerigan indicated that the focus of the MUTND will be to the north of this property as future properties develop and it is that north façade that makes the difference to him. Mr. Iafigliola stated that he understands the garage will be used as screening, but the fact remains is that the back of the garage will be vinyl how will we hide a much less impressive garage. Mr. Jack stated that there will be evergreens on the back edge of those garages. Mr. Smerigan the garage will also block light and noise coming and going from the facility because otherwise when vehicles are pulling in or out of parking spaces they will impact the neighbor but because the garage is blocking that the impact should be significantly less. Mr. Iafigliola stated that he was focusing more on the material as he used to live in an apartment that was essentially all vinyl everyone and it looks dated very fast.

Mr. Iafigliola stated that the fire chief had concerns regarding the turning radius at the entrance to the facility. Mr. Yagersz stated that he did use a program to determine if a fire truck could get in or out of the entrance on the Columbia either right or left. He did make a few changes to the turn out radius onto Columbia and widened the boulevard lanes by ½ a foot to a foot in order to make the turn comfortable.

Mr. Iafigliola indicated that a lot of the porch balconies have exposed wood finish which does not age well. Mr. Jack indicated that they are moving to a trex product on the decking but the 4x4's will be wood and the railing will be vinyl. Mr. Iafigliola indicated that the Southpark Square Senior apartments show a vinyl wrapping and vinyl rail.

Jane Kennedy stated that she has lived in the home in front of this development for 42 years and there has been a lot of damage done to the property over the last 10 to 15 years with swale water in the back. These gentlemen have indicated that they will help with this issue. She had been contemplating a couple years ago about a community garden in this area but with all the water damage it was not possible so this may make that option possible. The plans sound good and will not crowd her property.

Mr. Iafigliola asked about light spillage. Mr. Yagersz indicated that when the final design is completed they will run a photo metrics plan. Mr. Jack stated that they use the sharp cutoff fixtures that do not spill onto adjacent properties.

Mr. Iafigliola moved to **approve** a conditional use permit and conceptual MUTND development plan approval as presented; Mr. Budak **seconded**. Poll: 7 ayes; 0 nays. **Motion carried**.

**COUNCIL LIAISON REPORT:** Mr. Sculac stated that the Phase V Sewer Project is moving forward. Council will be holding budget discussions in the near future and if there are any budget requests from the Commission he would ask that those be submitted to him as the Chairman of the finance committee.

**OTHER BUSINESS:** *None*

**APPROVAL OF MINUTES:** Mr. Pehanic moved to **approve** the Planning & Zoning Commission minutes of September 20, 2017; Ms. Migliorino **seconded**. Poll: 6 ayes; 0 nays; 1 abstain (Klimchak). **Motion carried**.

**ADJOURNMENT**

Mr. Iafigliola moved to **adjourn**; Mr. Klimchak **seconded**. Poll: 7 ayes; 0 nays. **Motion carried**.

Meeting adjourned at 8:38 p.m.

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Planning & Zoning Commission Clerk

\_\_\_\_\_  
Date

\_\_\_\_\_  
Planning & Zoning Chairman

\_\_\_\_\_  
Date