



CITY OF OLMSTED FALLS  
PLANNING & ZONING COMMISSION  
MINUTES  
DECEMBER 6, 2017  
7:30 PM  
COUNCIL CHAMBERS

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

Others Present: George Smerigan, City Planner, Bob Yagersz and Rob Jack representing Clover Communities. Audience: 0

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

**1. Planning & Zoning Case # 20-2017** - A request by Clover Communities Olmsted Falls, LLC, owner of 9299 / 9345 Columbia Road, PP# 291-18-002 and 291-18-005 for approval of a MUTND Development Plan for a proposed 119 unit Senior Residence facility, associated parking and approval of a lot consolidation for P.P.N.'s 291-18-002 & 291-18-005

Mr. Jack indicated that the landscape plan has been revised and added flowering shrubs to the back of the garages in addition to the evergreen trees to soften the view and add additional screening to Mrs. Kennedy's property.

Mr. Yagersz indicated that the lighting was updated which reduced the number of light poles on the property. There were more wall pack lighting added to the garages which provides lower lighting to reduce the lighting onto neighboring properties.

Mr. Yagersz indicated that they are requesting a variance from the 75 foot wetlands setback to be reduced to a 20 foot setback. The Commission received a letter from PSI who are the wetlands consulting firm who are in support of the request. He indicated that the city engineer is also in support of the request. Mr. Jack stated that the 20 foot buffer would not affect the wetland area. He stated that they have received Army Corp of Engineers approval of the balance of the wetland impacts and the permit has been approved.

Mr. Yagersz stated that a tree preservation plan has also been submitted. Mr. Jack stated that according to the code there needs to be 25% of tree coverage in the MUTND. They will be retaining 32% of tree coverage and there will be additional plantings.

Mr. Jack stated that refined elevations were also submitted.

Mr. Smerigan stated the MUTND is slightly different than the other districts in the city. The Planning & Zoning Commission has final approval authority not only for the development plan but also for the architectural style and treatment, landscaping and signage. It is important that the commission consider the fact that this is the first development in the district and this will set the bar in terms of moving forward with the district. The final development is consistent with the preliminary plan that was previously approved and does meet all the minimum requirements of the code. There was a fire department concern with the preliminary plan regarding truck radius and they have revised to comply with the fire department's requests. The city engineer provided comments to the applicant and they have revised the plans to

comply with all his comments. Mr. Smerigan stated that he spoke with the city engineer who has indicated that he is satisfied with all the revisions. The tree preservation plan was forwarded to the Shade Tree Commission for review and comment, which have not been received. He would note that the applicant must maintain at the end of the project a 25% canopy cover and based on the engineer calculations they are at 32% canopy coverage, not counting the new trees to be planted. He stated that the applicant is requesting one variance which is a reduction in the setback from what is designated as Wetland "E." The code requires that the applicant be 75 feet from the wetland and are coming within 20 feet of the wetland. It should be noted that they are not touching the wetland this is the setback from the boundary of the wetland. He stated that the wetland consultant has provided a report indicating that the coming within 20 feet of the wetland would not impact the quality or function of the wetland.

Mr. Smerigan stated that the he believes the sign design provided is relatively modest in size and he has no concerns regarding the dimensions. He stated that there was some discussion regarding the sign being placed on a masonry base and he believes that would be a positive upgrade and would match the quality and style of the building.

Mr. Smerigan indicated that the Commission would need to approve the site plan; landscape plan; lighting plan; tree preservation plan; wetland setback variance; and the lot consolidation.

Mr. Pehanic asked why there was a concern over Wetland "E" as there are other wetlands that are no longer there due to the building. Mr. Smerigan indicated that the applicant made an application to the Army Corp of Engineers to eliminate some of the wetlands and they received approval. He stated that Wetland "E" was one that was being preserved.

Mr. Pehanic stated that with regard to the signage he does like the idea of a masonry base as it would be consistent with the other signs along Columbia Road. Mr. Smerigan stated that the Commission can approve all requested items tonight, or, can approve everything besides the sign if a different style and drawing are requested and would not delay the applicant's project.

Mr. lafigliola stated that the applicant wants to put vinyl siding on all sides wherever there is no other coating. He would like to know if the applicant would consider some other type of material. Mr. Jack stated that he would rather not because with a building of this size another material would increase costs.

Mr. lafigliola stated that he would ask the applicant to submit a new sign drawing with a masonry base for the sign in order to keep consistent with signs existing on Columbia Road.

Mr. lafigliola stated that the neighboring property was present at a previous meeting and did indicate that she has drainage issues on her back property due to this large parcel. He would like to note that the applicant has put in a yard drain and would like to ask the applicant if another yard drain or swale could be put in to help this resident. Mr. Yagersz indicated that there will be a swale between the property line and the garages. He has attempted to grade along the property line, without going onto Ms. Kennedy's property, in order to pull the water away and run into the swale. He stated that he would have no objections to another yard drain.

Mr. Iafigliola **moved to grant** the approval of the development plan pursuant to Case No. 20-2017 a request by Clover Communities Olmsted Falls LLC the owner of 9299 and 9345 Columbia Road, which includes PPN: 291-18-002 and 291-18-005 (1) approval of an MUTND development plan for a proposed 119 unit senior residence facility and associated parking; (2) approval of a lot consolidation for PPN: 291-18-002 and 291-18-005; (3) grant a wetland setback reduction to permit construction activity within 20 feet of Wetland "E" with protections determined by the building department; (4) the exterior signage as it relates to the entryway sign on Columbia is specifically excluded; and (5) consideration of the drainage issues expressed by the neighboring property owner to the west of the property, which may include an additional swale line and/or yard drain as deemed appropriate by city engineer; Mr. Budak **seconded**. Poll: 6 ayes; 0 nays. **Motion carried**.

Mr. Iafigliola would suggest that the applicant email a new sign drawing to Mr. Smerigan and the secretary to distribute to Commission members.

**COUNCIL LIAISON REPORT:** Mr. Sculac stated that there are two meetings for Council and then the current term will come to an end and the new Council will be sworn in on January 2<sup>nd</sup>. He has been a pleasure to sit on the Planning & Zoning Commission for the last year. The Council President, whomever that shall be, will make a Council appointment after the new term of Council begins. He stated that it has been a pleasure being with the city on and off for about 30 years in some capacity or another. There will be a new Mayor and come new Council members in January.

Mr. Iafigliola would like to congratulate those new individuals who have been elected.

**OTHER BUSINESS:** Mr. Iafigliola stated that there are two meetings that the Planning & Zoning Commission will need to consider eliminating or changing the dates. Mr. Pehanic would suggest that the dates be eliminated due to the fact that one is the 4<sup>th</sup> of July and the other is Thanksgiving.

Mr. Pehanic **moved** to eliminate the July 4, 2018 and November 21, 2018 meeting dates; Mr. Budak **seconded**. Poll: 6 ayes; 0 nays. **Motion carried**.

**APPROVAL OF MINUTES:** Ms. Migliorino moved to **approve** the Planning & Zoning Commission minutes of October 18, 2017; Mr. Budak **seconded**. Poll: 6 ayes; 0 nays. **Motion carried**.

## **ADJOURNMENT**

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

Meeting adjourned at 8:47 p.m.

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Planning & Zoning Commission Clerk

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Date

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Planning & Zoning Chairman

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Date