

# MINUTES

## ENVIRONMENTAL PLANNING COMMITTEE MEETING

7:45p.m.

December 15, 2009

Pursuant to Codified Ordinance Chapter 107 and ORC Section 121.22, notice of the following meeting was given on December 11, 2009:

**Committee Members Present:** Mr. Fiala, Mr. Woodin, Mr. Harrold

**Others Present:** Council Members Ranally, Carr, Manning and Black; Mayor Anderson, Service Director Tomaselli, City Engineer Sayles, Law Director Wiles, Fire Chief Zwegat, Assistant Police Chief Cooper, Chief Zoning and Building Inspector Smith, Parks and Recreation Director Katz, Finance Director Rogowski, Lake County Gazette Reporter Borstnik, Applicants Chip Marous/Vintage Development; Gordon Overs, V.P. of Operations for Malish Corp., Clerk Radebaugh

### NEW BUSINESS

#### EAS #8-11-09

**Proposed master site development plan for Chagrin River Walk located on Mentor Avenue across from Andrews Osborne Academy. The master plan will consist of apartments, office/retail and an assisted living facility. Submitted by John Spear, Chief Financial Officer, Vintage Development Group.**

Mr. Marous explained that this is the master site plan for the Chagrin River Walk Development which will include an assisted living facility on the eastern portion, commercial in the middle and multi-family on the western portion.

Chairman Fiala explained that because of the complexity of this project, Planning Commission has asked that this plan be separated into several components. Planning Commission has approved the master site plan. This site plan is being reviewed this evening. A separate EAS has to be submitted and approved for each separate project. Mr. Fiala said that Planning Commission supports the project but their biggest concern is the appearance of the apartments closest to the Chagrin River. Vintage Development will look at the aesthetics and come back to Planning Commission with another proposal.

Council President Ranally said that he would like to see condominiums in the multi-family area. He also has problems with the looks of the apartments proposed.

Mr. Sayles raised the issue of the ownership of the sanitary sewer. He would like to see the city own the main because there are several different property owners using one sewer.

Mr. Tomaselli said that Andrews Osborne is the only other sewer that goes through this property. This development will be all private property and the Service Department does not go on private property. The developer's ownership of the sewer verses the city's ownership

was discussed. Mr. Tomaselli said he feels it is in the best interest of the city for the developer to maintain their own sewer. The committee decided that the administration will make the recommendation concerning ownership of the sanitary sewer.

Councilman Black said his concerns with this project are the density, apartments vs condos, and when the office/retail portion will be done. Mr. Marous said a market study was done and apartments and assisted living facilities were very strong. At the present time, it would be difficult to rent the office/retail portion. Mr. Marous said he is planning to move his headquarters into this portion. Construction for the apartments will begin in the summer to fall, assisted living facility around June/July and commercial development probably in two years. He said that by the time the assisted living facility and apartments are done, it will be two years.

The committee recommended approval of EAS #8-11-09.

**EAS#10-11-09**

**Proposed project will be the construction of one (1) silo pad, one (1) truck pad and two (2) Silos to be located at the Malish Corporation, 4260 Hamann Parkway. Submitted by Jeffrey Malish, President & CEO.**

Mr. Overs explained that Malish Corp. plans to store materials in the proposed two silos rather than paying to have smaller loads delivered on a continuous basis. These are not combustible materials.

The committee recommended approval of EAS#10-11-09.

**The Environmental Planning Committee adjourned at 8:20 p.m.**

Date approved \_\_\_\_\_

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Bob Fiala, Chairman

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Clerk of Council