

**PLANNING COMMISSION
CITY OF WILLOUGHBY
DECEMBER 23, 2009
SPECIAL MEETING
MINUTES**

PRESENT: B. Fiala; C. Cox; G. Merhar, Vice Chairman
ABSENT: R. Hart; B. Irvine, Chairman
OTHERS: Mike Lucas, Ass't. Law Director; Jim Sayles, City Engr.;
Richard Smith, Chief Building & Zoning Inspec.; Reporter;
Betty A. Nardelli, Secretary

Vice Chairman Gerald Merhar called the special meeting to order at 5:45 p.m

NEW BUSINESS

CHAGRIN RIVER WALK LLC (John Spear)	Part of P.P.#27B-37A-6 Mentor Ave.	CUP - Asstd lvg fcilty 83 units (103 beds) C.O.1141.03(g) (1) & C.O. 1155.07(e) (1) to (4) D-B dist.
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John Spear and Chip Marous of Vintage Development represented this conditional use permit application to allow an assisted living facility on this parcel located in the Downtown Business district.

Vice Chairman Merhar said that a conditional use permit and final approval of a development plan is needed to get bank financing for this project in response to Chuck Cox's question.

Richard Smith, Chief Building and Zoning Inspector said that the criteria for approving a conditional use permit for assisted living in the Downtown Business district is under Supplemental Regulations of C.O. 1155.07(e) that was approved by Council on October 20, 2009. There are four requirements which are:

1. A three acre area with 200 feet frontage on the right-of-way of a dedicated road.
2. The facility shall accommodate no more than 32 beds per acre.
3. All the applicable provisions and requirements of the Fire Code shall be met and certification shall accompany the application.

**Planning Commission
Special Meeting
Minutes
December 23, 2009
Page 2**

4. Per the ORC the applicant shall present evidence that the proposed facility meets certification, licensing or approval requirements of any appropriate state agency. Failure to do so shall result in the revocation of the conditional use permit.

Mr. Spear stated that the project is on a 3 ½ acre site with a 200' frontage. Ingress Egress at their December 3, 2009 meeting approved a development plan and requested a change in the curve of the road that is located on the west side of the facility. Licensing for 83 units with 103 beds will be met.

Vice Chairman Merhar stated that the requirements for an assisted living facility are set by the Code so there isn't anything else that Planning Commission needs to ask for.

Mr. Spear said that the building height to the ridge of the roof is 43' Mike Lucas, Assistant Law Director, said that per C.O. 1141.07(b) Planning Commission can waive the building height. Mr. Spear said that the medium height is used and he believes that medium height for the building is 35 or 36' high. Mr. Smith said that the slope of the roof can be changed to accommodate the ridge height.

A motion was made by Chuck Cox and seconded by Bob Fiala to approve this conditional use permit application for assisted living.

ROLL CALL: Yeas: B. Fiala; C. Cox; G. Merhar
Nays: None
Absent: R. Hart; B. Irvine

Motion **CARRIED APPROVED**

OLD BUSINESS

A motion was made by Bob Fiala and seconded by Chuck Cox to remove all old business from the table for discussion.

ROLL CALL: Yeas: B. Fiala; C. Cox; G. Merhar
Nays: None
Absent: R. Hart; B. Irvine

Motion **CARRIED APPROVED TO UNTABLE OLD BUSINESS**

CHAGRIN RIVER WALK LLC Part of P.P.#27B-37A-6 Phase I -
(John Spear) Mentor Ave. Dev/elev. plans -
Asstd lvg fcilty
83 units (103 beds)
D-B dist.

**Planning Commission
Special Meeting
Minutes
December 23, 2009
Page 3**

John Spear and Chip Marous of Vintage Development represented this development plan, elevations plan and landscape plan for the final plan for Phase I for a 72,000 sq. ft. assisted living facility. The central gathering area, chapel and dining area is in the 1-story building in the front and the attached 3-story building is directly behind. Some units will be dual occupancy and some will be single occupancy. The units will not have stoves but will have kitchenettes with micro wave ovens. A fenced in courtyard with a waterfall and arbor is located west and between the 1-story building and attached 3-story building.

The materials consist of red brick, vinyl siding, white trim windows with stone capped window sills and 30-year shingles.

Mr. Marous said that a management company that built and operates Governor's Point in Mentor will operate the facility.

Mr. Spear said that they would like to start the project next year.

A motion was made by Bob Fiala and seconded by Chuck Cox to approve the development plan, elevations plan and landscape plan for the assisted living facility located at P.P.#27B-37A-6 Mentor Ave.

ROLL CALL: Yeas: B. Fiala; C. Cox; G. Merhar
 Nays: None
 Absent: R. Hart; B. Irvine

Motion **CARRIED** **APPROVED**

There being no further business the regular meeting closed at 6:00 p.m.

Gerald Merhar, Vice Chairman

Betty A. Nardelli, Secretary