

Planning Commission
October 25, 2017
Minutes

The Chairman called the meeting to order at 4:30PM. The following members were present: Mr. David Miller, Mr. Jim Jackson, Chairman Michael Zuilhof, Mr. Conor Whelan, Mr. Joe Galea and Mr. Wes Poole. Ms. Casey Sparks Planning Department; Mr. Trevor Hayberger represented the Law Department and Debi Eversole, Clerk from the Community Development Department. Mr. McGory arrived late.

Mr. Galea stated prior to the Public Hearing that he will recuse himself from items #1 and #2 (Firelands Regional Medical Center) due to representation of clients and pending litigation with Firelands Regional Medical Center.

Ms. Sparks presented that **Firelands Hospital** had submitted an application to rezone several parcels along Hayes Avenue, Pierce Street and Rockwell Street. The parcels are proposed to be zoned from R1-40/Single Family Residential and RRB/Residential Business to PF/Public Facility for the purpose of parking. The applicant also applied for site plan approval for the parking area.

The bicentennial vision plan specifically discusses creating an "Eds and Meds" corridor by building on the presence of Firelands Regional Medical Center as well as reclaiming and repurposing blighted land for commercial development.

The applicant has over time purchased properties within the area for redevelopment and has actively expanded the uses within both the north and south campus area as well as expanding the Hayes Avenue corridor.

Staff has concern regarding the adjacent remaining residential structure and has proposed additional landscaping and buffering as a part of the site plan approval. This structure is currently zoned PF/Public Facility.

Staff is recommending approval with the condition that the applicant seek site plan approval.

Mr. McGory moved to suspend this discussion until the site plan approval is heard. Mr. Miller seconded the motion. Mr. Poole suggested that the meeting resume in the order of the agenda. Chairman Zuilhof stated that there are specific engineering concerns with the Ontario and Hancock School applications. The Civil Engineer stated that he would only be available until 5:30PM.

Robert Moore, 3610 Fox Rd, applicant for Firelands Regional Center stated that approximately one year ago, there was a notice that the VA was looking to relocate their outpatient clinic at the Ohio Veteran's Home into another location in Sandusky. Firelands put together a proposal where one of the requirements was to have 99 dedicated parking spaces; this will include a staff of 28 clinicians and 50 – 70 patients per day plus visitors. Firelands had acquired several properties on Pierce and Rockwell Streets. They reached out to the last residential property owner Mr. Fox. He was offered a purchase price for the home or a like kind exchange. Mr. Fox was not interested in moving and he stated that he fully understands what will be build around him.

Mr. Poole asked why the far west side of the property would not be suitable for this project. Mr. Moore stated that there are several limitations for the patients of the VA and although the patients may not be handicapped, it would be suitable for them to be able to park close to an entrance. The far west parking lot is overflow for behavioral health and dialysis patients and visitors.

Mr. Miller wondered if Mr. Fox is amenable to the conditions around him. Mr. Moore stated that when he spoke with Mr. Fox, he stated that eventually the hospital would get the property anyway. Mr. Moore stated that he was unclear what Mr. Fox meant by that statement.

Tim Stookey, 1307 Fifth Street stated that he was at the VA today and they have close parking for handicapped individuals. He suggested that the parking where the emergency room used to be at Providence Hospital should be designated for handicap parking only. Mr. Moore stated that the plan proposed to more than double the number of handicap parking spots than what is currently there.

Mr. Poole moved to approve the application to rezone the parcels listed on the application. Mr. Miller seconded the motion. Mr. Poole stated that the paperwork seemed to be in order. There had been a parking lot on the east side of Mr. Fox's property all along so there should be no reason not to approve the application. The motion passed with a 6/0 vote, Mr. Galea abstained.

The site plan application for **924 Ontario Street** (Ontario School) was tabled due to engineering concerns. It is anticipated that the application will be heard in the November or December Planning Commission meeting.

The site plan application for **2314 Hancock Street** (Hancock School) was tabled due to engineering concerns. It is anticipated that the application will be heard in the November or December Planning Commission meeting.

Ms. Sparks presented that Firelands Hospital had submitted for site plan approval for a parking area to service south campus and the proposed VA facility that will occupy 12,000 square feet with south campus in the near future. The applicant had proposed 147 parking spaces. The applicant would be required 60 spaces in order to make up for the parking that was lost at the old memorial site. The lease agreement with the VA stated that the applicant would provide 100 parking spaces in addition to 12 handicap van accessible spaces. The parking spaces are proposed to be 9'x19' angled at 60 degrees. The proposed aisle widths are to be 17.26' and 19.58'. The applicant had proposed 4 handicap spaces per requirements, one additional van accessible space needs to be provided, and however, there will be 12 van accessible spaces within the adjacent parking area.

The applicant had proposed several landscaping islands amongst the site, however due to the remaining dwelling staff had recommended additional landscaping along the southwestern corner of Hayes Avenue as well as additional landscaping adjacent to the residence.

Staff recommended approval of the site plan for the proposed 147 parking spaces with the area fronting Pierce Street, Rockwell Street and Hayes Avenue with the following conditions:

1. Removal of several parking spaces along the southwest corner of Hayes and Pierce Street for the purpose of additional landscaping to the site.
2. Relocation of the proposed handicap parking spaces to the west of the single family dwelling and additional landscaping within this location.
3. The applicant provides a lighting/photometric plan for the proposed site.
4. Approval of the site plan is contingent on the approval of the zoning map amendment.

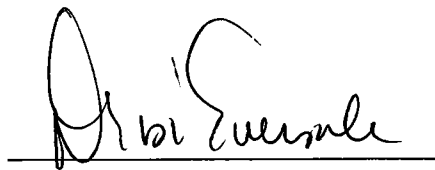
Mr. Poole asked the applicant if there were any problems accommodating Staff's conditions. John Hancock stated that there is no problem with any of the conditions in which staff proposed.

Mr. McGory asked if there was any feedback from any of the other surrounding neighbors. Ms. Sparks stated that to date, there had been no feedback from any surrounding neighbors. There is a 6' privacy fence proposed. Mr. Hancock stated that the rears of those properties are currently fenced off from the parking lot right now.

Mr. McGory moved to approve the application subject to staff recommendations. Mr. Miller seconded the motion. The motion carried with a 6/0 vote. Mr. Galea abstained.

Mr. Galea moved to adjourn the meeting. Mr. McGory seconded the motion. The meeting was adjourned at 6:00PM.

APPROVED:



Debi Eversole, Clerk



Michael Zuilhof, Chairman