

March 23, 2017

Lyndhurst, Ohio  
March 23, 2017

The Planning Commission of the City of Lyndhurst met in Regular Session on Thursday, March 23, 2017, at 7:30 p.m., in the Lyndhurst Community Center, 1341 Parkview Drive. Mayor Patrick Ward, presiding.

Members Present: Commissioners: V F DeCrane, D J Sirk,  
T S Kravitz, P A Ward, L A Schlessel

Others Present: P Murphy, Director of Law  
J Maichle, Building Commissioner  
C J White, Secretary

Chairman Ward stated Mr. Schlessel had been designated by Vice Mayor Marko to sit in for Councilman Frey who was away on business. Mr. Schlessel had attended the March 8, 2017 meeting as well.

Chairman Ward recommended the following addition to the agenda:

Approve minutes of the Special Meeting held March 8, 2017.

It was moved by Mr. DeCrane, seconded by Mr. Kravitz, that the reading of the minutes of the Special Meeting held Thursday, March 8, 2017, copies of which were mailed to all members, be dispensed with and said minutes stand approved as circulated.

The question was put to a voice vote and passed unanimously.

Motion carried.

#### **5443 Rae Road**

**Continue review of the request of Marc H. Cohen of North Coast Architects, Inc. on behalf of Progressive Lyndhurst Real Estate, LLC for a Conditional Use Permit to construct and operate a nursing home and assisted living facility in a Ten Thousand Square Foot Single Family Zoning District.**

Mr. Cohen, stated that the proposed site plan and landscape plans have been updated, with the proposed changes recommended by the Planning Commission at the last meeting, held March 8, 2017. Those changes are as follows:

#### Site Plan

- West entrance driveway relocated to align with Beaconfield Road. Front parking reworked. 47 parking spaces reduced to 41 spaces;

- Reduced parking along east side of building at assisted living; 20 parking spaces reduced to 17 spaces.
- Increased the driveway radius at northeast corner of property. Provides additional transitional area for grading down from property line.
- Reworked rear parking at northeast corner of property. Reduced the number of parking spaces in the double row from 39 to 31 and increased the number of parking spaces in the single row from 20 to 25 spaces.
- Rear parking and drive at northwest corner of property rotated to parallel building away from property line; 12 parking spaces increased to 18 spaces.
- Total number of parking spaces reduced from 138 to 132.
- Moved the west storm water detention forward on the site.
- Lengthened the fire truck access drive approximately 50' and increased the length of the fire truck turnaround stub.
- Added storm water detention at southeast corner of property; allocated area if needed.

### Landscape Plan

- Added mounding and landscaping along Rae Road.
  - 2' to 3' mounding at various locations.
  - Doubles deciduous shade trees from 6 to 12.
  - Moved evergreen shrubs to top of mounding at parking.
- Moved mounding on north side of property at Blanchester 10' – 15' off property line to preserve existing trees and vegetation in residents' yards.
- Replaced landscape buffer with 6' high vinyl fence west side of property at Gordon for first four properties – approximately 200' until existing solid wood fence. This is adjacent to the storm water detention.
- Reworked deciduous shade tree locations based on revised parking layouts.

Mr. Cohen stated that one of the requests that was discussed, but could not be completed was to move the building back on the property; the building could have been moved back ten (10) feet, however, it would have put the parking on the forty (40) foot rear setback line. He stated it will be more advantageous to have that ten (10) feet for the transitional area, grading, mounding and landscaping. He further stated that the front setback is forty (40) feet to where the paving begins.

In answer to Mr. Sirk's question regarding one way in and one way out of the facility, Mayor Ward stated that making the entrance and exit one way would be increasing traffic on to Beaconfield, and increasing the amount of turns for vehicles. He further explained that it would be easier for emergency vehicles to enter from either drive to drive up to the portico.

Mr. Sirk stated he is satisfied with the reason the proposed building will not be moved back on the property, citing that the existing trees, grading and mounding will be maintained at the rear of the property, and stated he can understand why moving the proposed building back would make that more of a disadvantage to the overall development. He then stated that he is

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encouraged that the proposed revised plans show the mounding in the front of the building so that cars parking forward will not project light into the residential property.

Mr. Kravitz stated that all requests seem to be satisfactorily met.

Councilman Schlessel stated he also is satisfied with the proposed changes made in answer to the recommendations by the Planning Commission at the last meeting. He then stated he spoke with Councilman Frey who has also reviewed the proposed revisions, and said that he too, is satisfied.

Mr. DeCrane stated that there are no variance requests, which is unusual for this type of a proposal. He then stated that the requests made by the Commissioners at the last meeting have been met or explained, and he then commended the architect on the initial proposal and the revised proposal.

Mr. Sirk stated he appreciated the parking spaces being restudied, especially in the rear of the property and the reorganized mounding so as to mitigate the issue of glare from headlights on to the adjacent properties and furthermore the placement of the landscape mounding at the front of the property.

Mayor Ward stated that the fire department is conducting a review of the fire access stub at the northwest corner of the building and may find that the road does not need to be the length shown on the proposal.

It was moved by Mr. DeCrane, seconded by Mr. Kravitz that recommendation be made to Council to approve the request of Marc H. Cohen of North Coast Architects, Inc. on behalf of Progressive Lyndhurst Real Estate, LLC, for a Conditional Use Permit to construct and operate a nursing home and assisted living facility in a Ten Thousand Square Foot Single Family zoning district, as per the proposed drawings dated March 20, 2017, due to the fact that it meets all criteria of Chapter 1156, Conditional Use Permits, subject to the following conditions:

1. That there be an adequate and agreeable transition between the adjacent properties with mounding, landscaping and/or fencing;
2. That there be some type of buffer or fence surrounding the detention pond(s);
3. As the architect and the engineer develop the requirements for on-site storm water retention, that it be worked harmoniously with the landscape plan, and that a study be conducted on the depth and length of the detention pond(s);

Roll Call: Ayes: DeCrane, Sirk, Kravitz, Ward, Schlessel  
Nays: None.

Motion carried.

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It was moved by Mr. Kravitz, seconded by Councilman Schlessel that the meeting be adjourned.

The question was put to a voice vote and passed unanimously.

Motion carried, meeting  
adjourned at 8:00 p.m.

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Chairman

Approved: \_\_\_\_\_

Attest: \_\_\_\_\_