

## WHITEHALL PLANNING COMMISSION MINUTES MAY 5, 2016

The Whitehall Planning Commission meeting of May 5, 2016 was called to order by Chairman Terry Anderson 6:30 PM.

Chairman Anderson asked for a roll call.

Terry Anderson—Present

Mike Brown—Present

Denny Roberge—Present

Paul Jordan—Present

Barb Blake—Present

James Lee—Present

Service Director Zach Woodruff—Present

Chairman Anderson asked for a motion to approve minutes from April 7, 2016.

Mrs. Blake motioned to approve and Mr. Jordan seconded. Voting went as follows: Anderson-Yes; Blake-Yes; Brown-Yes; Lee-Yes; Woodruff-Yes; Jordan-Yes & Roberge-Yes.

The April minutes were approved.

Chairman Anderson announced **Case#709**- Alan Price/Reynoldsburg Health Realty, LLC is seeking a Lot ReZoning on property located on Rosemore Ave parcel 090-001619 and owned by Cindy & Doug Stewart.

Mr. Price said his company, Reynoldsburg Health Realty, LLC is interested in buying the said parcel and turning it into a six bed group home, intermediate care facility licensed by the State of Ohio, DODD.

Reynoldsburg Health Realty, LLC would be the owners of the property and a company named Rest Care would run the day to day operations.

It is a 24 hr. care facility for 6 residents who are moving from a 35-bed facility in Centerburg to a much smaller one. They are asking for the property to be re-zoned to Exceptional Use so they can start construction this summer. Construction schedule is roughly 4 months to complete. They

have a builder who is currently building the same kind of facility in Centerburg and will build another one in Reynoldsburg.

Vice-Chair Brown asked Mr. Price to speak about the staff and supervision the patients would be receiving.

Mr. Price replied the facility operates on two 12-hour shifts. During the day there are typically 2 or 3 staff members in the building doing various chores such as cooking, cleaning or just helping the patients with whatever they may need. The County offers a program to pick the patients up every morning and take them to their jobs workshops or wherever else they may need to go. Mr. Price said that during the day the house typically sits empty. They all come back in the evening where there are 1-2 staff members on duty all night to help out with various chores

Mr. Brown asked if this would be men and women living together.

Mr. Price said it could be, they do not try to separate the men and the women into different facilities'.

The doors are operated on Mag locks and the workers carry scan cards to enter. The residents/patients are free to go as they please but they are monitored 24/7.

Mr. Price said the residents come back from workshop around 4:00 pm to 8:00 pm there will be 4 staff members on hand. One or two would leave and the other two would stay all night until 6-7:00 am and a third staff member would arrive.

Mrs. Blake asked if staff members would provide medical care.

Mr. Price said they can help dispense medicines but can't do shots.

There will be 4 parking spaces and 1 handicap space.

This will be a six bedroom facility. The layout will include three bedrooms and one bathroom on the right side and the same on the left side of the home.

Chairman Anderson asked if they could move the parking spaces from the front of the home to the rear of the home to maintain the homelike atmosphere. Mr. Price said he could defiantly entertain the idea.

Vice-Chairman Brown asked about the ages of the six residents.

Mr. Price said he thought they would be all adults at least 18 or older. He said their bed license is MRDD ADULT so they can only accommodate adults. Juveniles are in other facilities.

Mr. Jordan asked if they have ever "added on" to any of these 6 bed facilities. Mr. Price said that every bed license they own are accounted for in these six bedroom facilities. It would not make since to add on.

Vice-Chairman Brown asked if any of the residents were classified as dangerous to others or themselves. Mr. Price said they are not a danger. If the staff ever felt that one of the residents was a threat to themselves or others they would follow the protocol put in place and the resident would be evaluated.

Some of these residents hold jobs some do not. None of the residents have a drivers' license.

Mr. Price said there will be no signage on the building nor will there be any additional lighting other than by the front and back doors.

Mr. Woodruff stated the intent is for this facility to look like a residential home, not a facility. He asked about a landscaping plan.

Mr. Price said they would keep all the existing trees and the privacy fence to the South of the property and they would also plant some shrubs and add mulch to the front of the property.

Mr. Brown asked about the color scheme for the house. Mr. Price said it would be exactly what the same as the color copies he handed out. Neutral colors, stone, vinyl siding and shingle pitched roof.

Mr. Woodruff said if the parking was to stay in the front of the property he would like to see some additional screening to the North of the property. Mr. Price said that would not be a problem.

Mr. Ryan, Whitehall's Economic Development Specialist, said he has been working with Mr. Price to screen the parking. He mentioned that if the Planning Commission members would like to see the parking to the south of the building he would be supportive of that too.

Troy Cunningham, a neighbor of the property in question, stood and voiced his concerns. He said he and his wife and many neighbors are whole heartily against any building of that nature. He said the apartments are already enough trouble. He said he found Mr. Price's wording to be

very vague. He wants to know if these people are people who have committed crimes and are they sex offenders, are they drug addicts.

He has grandchildren who are at his house and doesn't feel they would be safe if this house for the mentally disabled were approved.

Mr. Cunningham said he was the only one on the street to receive a letter and he also mentioned the date on the sign said May 17. He felt that was very deceptive. Chairman Anderson explained that May 17, 2016 was the Council presentation where City Council members would vote on the Re-Zoning. It was also explained to Mr. Cunningham that only adjacent properties would receive a letter as to the rezoning. He went on and displayed his concern that the City was allowing some sort of halfway house to move in next door to him. Mr. Woodruff stated this isn't a halfway house for sex and drug offenders but a home for the mentally disabled.

Mr. Woodruff explained that the zoning change and the ordinance specifically states this property is only allowed to build a 6 bedroom home for the mentally disabled as described by the Ohio Department of Developmental Disabilities.

Mr. Cunningham mentioned the fence to the south of the property is missing a panel and kids are cutting through it and vandalizing his property. He said he liked the idea of the neighbors and himself pitching in and buying the property and turning it into a park. He would like to see all the trees remain on the property as they are very old and beautiful. He does not want to see any of the trees be removed to run a sewer line or add a parking lot.

Cindy Stewart, owner of the property and former resident at 900 Rosemore Ave for over 33 years spoke in favor of the home. She said she would never sell to a company who were going to house criminals. She feels the care givers and residents of the new home could all keep a watchful eye on neighborhood. She feels there would be less vandalism and trespassing if the land were occupied.

Joe Ryan spoke as to why the City is in favor of the home. He said the zoning in this neighborhood is very mixed. He feels it would be a very nice buffer for the neighborhood. Currently the zoning ranges from R-3, A-2, LCD and GCD. The proposed rezoning allows for a transitional use

development that will preserve a residential aesthetic on the property while allowing for a low impact institutional use that serves as a buffer from higher intensity uses. The intensity of use is low and will have little to no impact on traffic or the character of the area.

Mr. Ryan said the City has rezoned to Exceptional Use on Beechwood Ave between 901-911.

Doug Stewart, owner of the property in question and former resident of 900 Rosemore Ave., said they bought that lot years ago because it was vacant and they wanted to control what went there. He said he was going to build apartments on that property but his wife didn't want him to. He said the Rosemore Apartment complex to the south of them expressed a lot of interest in buying that lot but they wanted a better use for the land than more apartments. Mr. Stewart did say the owners of the Rosemore Apartments are next in line to buy the property and this time he will sell to them if this rezoning doesn't pass.

Mr. Woodruff asked Mr. Price if they would be willing to build a privacy fence to the north of the property line to shield the neighbor at 900 Rosemore Ave and to move the parking to the south and rear of the building. Mr. Price agreed. He said they are more than willing to help shield the neighbor. He said these residents are being downsized from a larger institution into more of a smaller residential style setting.

Mr. Ryan said the reason he went with the EU zoning was because it allowed for this type of setting. He said the code was written in the 70's when there were larger institutions.

This is not a group home for ex-offenders or a halfway house for violent offenders; it is a institutional residence for adults with some level of developmental disability that are being placed in this smaller home.

Mr. Price said the bed licenses are very much regulated. The staff is very well trained to take care of the residents.

Some typical residents might be people with Down syndrome, Asperger's' or someone that has MS that might be wheelchair ridden and qualify for a certain level of care.

Mr. Woodruff noted that if this was a 4 bed unit they would not need to be rezoned.

Mrs. Blake asked if the resident is able to fully live on their own after receiving care at one of these facilities how would they go about filling the spots. He said the State have very large lists of people qualifying for these spots.

Mr. Brown asked if this is a State regulated facility and do they do inspections. Mr. Price said the State does random walk in inspections. The Health Department comes in and does inspections. Mr. Price said it is basically a 6 room nursing home as far as the regulations and operations go but there are no industrial size cooking ovens or washer and dryers. All the appliances are the typical ones you would use in your own home. The State is really pushing for normalization.

It was mentioned there would be no dumpsters. Just trash cans as a normal residence would have.

Visitors would not be allowed to stay the night.

Mrs. Blake asked if they would have an outdoor area for the residents to lounge. He said they will have a patio area with lawn chairs and such.

Vice-Chair Brown reiterated that each resident goes through a screened process to make sure they are a viable candidate for the home.

Mr. Price said he will put together the "screening process" guides so residents can view them. Mr. Woodruff said that would be a great idea to bring this information before Council for the final read.

Mr. Cunningham asked if Mr. Ryan could take his number and call him over some of the details. Mr. Woodruff said the goal is make it appear to look like a single family home. He said staff would work this him.

Chairman Anderson asked for a motion to approve **Case# 709**. Mr. Woodruff made a motion with the following amendments. **1.** The Site Plan is to be altered to reflect parking to the south and rear. **2.** Fencing needs to be installed along the North property line from the building. **3.** Final landscaping plan. All plans are to be received before the May 17 Council Meeting. Mr. Roberge seconded. Voting was unanimous. **Case# 709 was APPROVED with amendments.**

Chairman Anderson announced there was no further business. Chairman Anderson entertained a motion to adjourn the meeting. It was moved by Mr. Woodruff and seconded by Mrs. Blake.

Upon a vote, the meeting was adjourned at 7:13 PM.

**APPROVED** \_\_\_\_\_, **2016** Respectfully submitted,

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Terry Anderson, Chairman

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TERESA NETOTIAN, SECRETARY