

LAND PLANNING COMMITTEE MEETING

NOVEMBER 13, 2017

Present: S. Galloway, D. Helm, S. Powell, B. Clark

A. Proposed Development - 129 N. Middletown Road - Artis Senior Living

Mr. Galloway called the meeting to order at 5:45 p.m.

Mr. Joseph G. Riper, Riley Riper Hollin & Colagreco, introduced Mr. Max Ferentinos, Artis Senior Living, and Robert Plucienik, P.E. Mr. Riper explained the proposed development is to be used as a 72 bed personal care facility that will manage people with Alzheimer's Disease. Mr. Riper stated the property is approximately 6 acres and currently zoned R-1. He stated the surrounding properties are zoned R-2. He stated he would like to see the zoning be changed to R-2 as this type of facility is permitted in that district by Conditional Use. Mr. Riper stated the facility is one story, "H" design with the entrance being directly across from the Promenade at Granite Run. He explained there is a drainage ditch on the property that needs to be relocated away from the proposed building. Mr. Riper explained there will be fencing and natural buffers to screen the facility from the neighbors. Mr. Riper also asked Council to adjust the side and rear yard set-back requirements. Mr. Galloway asked why the facility only cares for Alzheimer patients. Mr. Max Ferentinos, Artis Senior Living, explained the facility cares for early on-set Alzheimers and is a 100% memory care facility. He explained the patients are ambulatory but need reminders of daily living activities. Mrs. Powell asked what happens when the patient's disease becomes worse. Mr. Ferentinos stated typically they will be moved to another facility by their family. Mr. Ferentinos stated the facility is a 72 bed with single occupancy rooms. The facility will be surrounded by fencing and will have an enclosed secure courtyard. He stated the front entrance will have a receptionist and the door will have a key pad. Mr. Ferentinos stated there will be a community room. Mr. Galloway asked what the fees would be. Mr. Ferentinos stated the cost would be approximately \$7,000 per month which includes all meals, medication management and assistance with activities of daily living. Mrs. Powell asked about parking and visitors. Mr. Ferentinos explained there is some visitor traffic but not a lot. Mr. Helm asked about the fencing and landscaping. Mr. Riper stated he plans to speak to the neighbors and, if allowed, will embellish the existing landscaping. He stated they will install a 7 foot solid fence with 1 foot of lattice on top. Mr. Galloway stated he liked the plan and encouraged them to move forward.

B. Proposed Development - 704 - 710 S. OldMiddletown Road - (Christian Academy property) - Benson Homes

Mr. John Benson, Benson Homes explained he was before the Land Planning Committee with a proposed townhouse development. He now proposes to develop the property with 45 single family dwellings. The proposed dwellings will have 3 bedrooms and a garage and will sell in the range of \$400,000. Mr. Benson stated this is affordable housing for Middletown Township. Mr. Matt Houtmann, engineer for the project, stated the tract is 32 acres, with the Christian Academy on 7 acres. He stated 25 acres will be developed for this

project, leaving 16 acres of open space. He stated the proposed building lot size will be approximately 60 feet wide by 80 feet deep. Mr. Houtmann explained the access will be from S. Old Middletown Road. He explained there will be public water and sewer and the stormwater management will be in the open space parcel. Mr. Helm asked the distance of the houses from the pipeline. Mr. Houtmann answered the distance is 75 feet from the house to the pipeline. Mrs. Powell asked how the developer is going to handle the traffic entering and exiting the property. Mr. Benson stated they will provide a traffic study. Mrs. Powell asked if they considered using Rhodes Lane as an emergency road. Mr. Clark explained this is a private road. Mr. Galloway asked if the gun club would be an issue. Mr. Benson replied safety is not an issue however; the noise would be an issue. Mrs. Powell asked if a berm could be placed between the gun club and the houses. Mr. Galloway stated this plan is preferable to the other plan.

There being no further business, the meeting was adjourned at 6:35 p. m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Sharon Browne". The signature is written in black ink and is positioned above the typed name.

Sharon Browne, Recorder