

CITY OF MEDINA PLANNING COMMISSION

Meeting Minutes

Tuesday, April 10, 2012

1. **Call to Order:** Commissioner R. Reid called the meeting to order at 7:02 p.m.

Present: Planning Commissioners Robin Reid, Kent Williams, Kathleen Martin, Randy Foote, John Anderson, and Victoria Reid.

Absent: Charles Nolan

Also Present: City Councilmember Elizabeth Weir, City Planner Dusty Finke and Planning Assistant Debra Peterson.

2. **Public Comments on items not on the agenda**

No public comments.

3. **Update from City Council proceedings**

Weir updated the Commission on recent activities and decisions by the City Council.

4. **Planning Department Report**

Finke provided an update of upcoming Planning projects.

5. **Approval of the March 13, 2012 Draft Planning Commission meeting minutes.**

Motion by Anderson, seconded by V. Reid, to approve the March 13, 2012 minutes with revisions. Motion carried unanimously. (Absent: Nolan)

6. **Lennar Corporation – A Revised Planned Unit Development Concept Plan for 118 Single Family Homes on nine parcels with an overall gross area of 48.4 acres. The properties are located west of Brockton Lane and south of Hamel Legion Park.**

Finke explained the new plans before the Commission was the third set of plans submitted by the applicant. He explained the PUD encompassed the same nine parcels as was originally proposed. Ninety-five single family and 23 detached townhome lots were being proposed. The applicant requests to allow for blending of the densities of the medium and the low densities on the properties. They are also requesting to have smaller lots for the detached townhomes. He said the concept on the northern ten acres wouldn't meet the minimum density of 3.5 units per acre, but when looking at the overall property proposed to be developed and "blended" it meets the minimum required for 118 units.

Finke explained the arrangement of the detached townhomes and the common open space was new since the Commission last saw the development layout. He said the land area was reviewed under R1 and R2 zoning district standards.

Finke explained the objectives and process of a PUD project. He explained the “blending” proposed could be allowed through the PUD process. The guiding principal is the comprehensive plan. The proposed layout has 19 wider lots that are 90 feet in width. The predominant 76 lots are 75 feet in width and there are also 23 lots with detached townhome units that are 57 feet in width.

Wetland impacts were reduced from the plan shown to the Commission in February of this year. Finke stated the applicant would have to complete a delineation of the wetlands this spring.

Staff suggested the reduction of streets that do not intersect within the development. He said the Commission should verify the plan is consistent with the comprehensive plan and relevant policies. Finke said the proposal is consistent with the PUD ordinance.

Anderson asked about the overall density and Finke confirmed when the properties are blended it would allow for 96 single family homes and 23 detached townhomes.

R. Reid asked for clarification of the site plan showing the land on “the Enclave” development along the south side of the property. Finke explained that since the road is no longer being proposed on the southern portion of the Enclave it would change.

Anderson said the minimum number of units within the development is 104 units. He asked if lots would still meet the minimum density if they were increased in width. Finke concurred.

Martin asked for clarification on the width of the paved right-of-way and parking, since the Fire Marshal raised concern. Finke said 28 feet has become the standard to save on the amount of hard surface. He said signage is placed on one side of the road for “no parking.”

Foote asked if there are typically extra parking spaces for an attached townhome setting. Finke said essentially these are detached single family homes and the City doesn’t have additional off-site parking required.

Anderson said Loren Kohnen reported that emergency vehicles couldn’t get by with parking allowed on the street and asked how this would be handled. Finke said fortunately the development didn’t have any cul-de-sacs so they would have to loop around to get to the property. Finke said if vehicles are parked along the curb they could still get by. He said Medina Road is 12 feet.

Martin said “mass grading” terms were used and she didn’t notice berming with excess dirt. She wondered what was proposed for a buffer along the park and if there would be a berm. Finke said staff would recommend screening, as did the Council during their review.

V. Reid asked how important it really is that the roads be realigned to come to a T intersection. R. Reid asked about traffic control and if four-way stops could be used. Finke explained he thought it would flow better if the streets were aligned. He said two-way stops would also be an option.

Joe Jablonski representing Lennar thanked Planning staff for the presentation. He said each concept has had modifications based on the Planning Commission and Council’s comments and was happy to answer any questions the Commission may have on the application.

V. Reid asked the applicant what was intended for the common open space area between homes throughout the development. Jablonski said it would be low maintenance vegetation and utilized for stormwater. V. Reid asked if it would require maintenance for the home owners association. Jablonski said it more than likely would be required and access has been maintained. V. Reid said it seemed odd to put the tot lot amenity next to the existing park, rather than farther down to the south in the development. V. Reid suggested the tot lot be moved farther to the south.

Williams asked if they had thought about the phasing of the project and Jablonski said based on sewer and water and contracts with property owners it would go from north to south.

R. Reid asked when they planned to go into the second phase of the enclave. Jablonski said within next 12 months. R. Reid asked when for this project and Jablonski said starting this fall for the detached townhomes.

Foote asked about the existing homes and if they would be removed or saved. Jablonski said all but one would be demoed. Foote asked if there would be any attempt to save some of the evergreens. Jablonski said yes if it was possible to save them.

V. Reid asked if Lennar would have concern with additional parking being required for guest parking if the Council decided it be required. Jablonski said they would look at that option if asked.

Foote said the townhome development he lives in doesn’t allow for overnight parking in the driveway. He asked if that had been discussed for this development and Jablonski said it hadn’t been discussed yet.

Blended density

Martin said she was alright with blending.

Williams said he would like to see higher density in the northern portion and move the park to the south. The blending concept is ok.

Anderson said he was alright with the blending.

Foote said he was fine with the blending and would like to see fewer 75 foot lots and more 90 foot lots. He said he would like the larger in width lots be the ones backing up to the conservation area. Jablonski said that Plymouth had an application for smaller width lots along Brockton Lane and would be compatible.

Williams said that the core of the lots would be 75 feet in width, but recommended additional lots be increased to 90 feet in width. He also suggested moving the tot lot farther to the south.

R. Reid explained to the applicant that they wouldn't be allowed to encroach into the conservation area. Jablonski said he understood.

The Commission reviewed the "Requirements, Conditions and Standards for Approving a Planned Unit Development" and the Commission felt the application met them.

Final comments by the Commission:

Martin asked to incorporate all the comments into the next phase.

Williams agreed with Martin, except she said she wasn't as concerned about the visitor parking issue.

Anderson said he didn't have anything to add other than he sees them going in the right direction.

Foote said he didn't have an issue with the T intersections and would prefer the staggered roads.

V. Reid said she agreed with the staggered roads and felt additional parking should be added for visitors. Jablonski said on the townhome style areas they would cluster the mailboxes. V. Reid said if parking was going to be on the side with less driveway access points she would have concern with people backing out of driveways. She commented that the development was a huge improvement since the previous design and agreed with moving the tot lot amenity to the south.

R. Reid said she doesn't really like the proposed type of project since all of the houses will be so similar in appearance. She said using the same design team doesn't allow for variety in the homes. V. Reid said she agreed with R. Reid.

No action was required.

7. Public Hearing – Text Amendment to Chapter 8 of the Medina City Code related to regulations for Nursing Homes, Assisted Living Facilities and other similar uses.

Finke presented the application. He explained the text amendment was initiated by a proposed redevelopment along Highway 55. He then went through the ordinance explaining how nursing homes, assisted living facilities, and housing with services establishments were defined. He said commercial districts were the only districts that didn't allow these types of uses within the City. He said in some other communities they were allowed, but it was not as common. He said the City Attorney suggested definitions be added to more clearly define each type of use.

R. Reid explained that the Commission needed to consider all the commercial highway properties being allowed this type of use. She said they can't just look at the applicant's proposed lot.

Anderson asked for the history as to why it hadn't been allowed. Finke said it just wasn't a common practice, though recently the Commission and Council decided to allow them in the business and business park zoning districts. He said large-scale operations could be more commercial in nature, but smaller facilities tended to feel more residential.

R. Reid asked how Gramercy ended up on Hwy 55 and Finke explained that property had been planned for high density residential. He noted that Gramercy is independent senior living, and was not assisted living.

Martin said she had a concern for the future residents living there with things such as noise and their quality of living. She suggested the use of a Conditional Use Permit to require things such as open space for separation of neighboring businesses abutting this type of use.

R. Reid and Williams said there was a reason why it was kept out of CH zoning district.

The Commission discussed types of conditions that could be applied to a CUP for this type of use; and Williams continued to raise concern with busier uses coming in next to it and didn't feel it was appropriate.

Foote explained he's seen an assisted living facility in North Branch that doesn't seem appropriate, since it is next to an implement dealership and Interstate 35.

Public Hearing opened at 8:39 p.m.

The realtor for the property explained why they chose the site. He said they selected it because it is a very deep lot and far from State Hwy 55. They would like to build a beautiful facility and he said they have quite a few protocols to limit people from going outside and they don't allow their clients to just wander around outside.

Williams thought the lot currently would seem appropriate. He asked if they could get access onto State Highway 55 and Finke explained they wouldn't have direct access, but would access off Chippewa Road. Williams suggested another alternative would be to rezone the property to a different district rather than adding the use to this district.

The Commission discussed what conditions would apply to the use if a CUP. The Commission thought similar items listed for churches would be appropriate such as looking at the traffic, parking needs, setbacks, safety of residents, and traffic patterns for protection of the residents.

R. Reid asked if staff could draft CUP standards. Finke stated the language will almost certainly be general in nature and will be similar to the standards required to limit impacts from more intensive commercial uses on neighboring property, but will require the assisted living facility property protect itself from adjacent impacts. Finke noted that the applicant would likely prefer to have the request forwarded to the City Council, because they had a pending purchase agreement. Martin said she was comfortable having the request go directly to the Council without going back to the Planning Commission to review the CUP standards.

Public Hearing Closed at 8:48 p.m.

Motion by Williams, seconded by Anderson, to recommend approval of the ordinance related to regulations for Nursing Homes, Assisted Living Facilities and other similar uses, and to amend the ordinance to require a conditional use permit for these uses in commercial and business property.

Martin suggested a friendly amendment to request staff to research definitions and terminology in relation to housing with service establishments and incorporate clearer language into the ordinance, if possible. The general consensus of the Commission was to include this amendment in the motion.

Motion carried unanimously. (Absent: Nolan)

8. City Council Meeting Schedule

Finke requested a Commissioner to attend the April 17th City Council meeting.

V. Reid said she would attend, with Anderson backing her up.

9. **Adjourn**

Motion by Anderson, seconded by Foote, to adjourn at 8:51 p.m. Motion carried unanimously. (Absent: Nolan)