

SUMMIT TOWNSHIP PLANNING COMMISSION

June 17, 2008

MEMBERS PRESENT: Raymond McQuillan, Chairman; Dennis Hackett, Secretary; Robert Simmons, Vice Chairman; Gordon Heins, Township Board Liaison; Stephen Artz, George Gancsos, Patrick Dunigan and John Worden, Summit Township Zoning Administrator.

MEMBERS ABSENT: Natalie Stopyak, Recreation Planning Commission Liaison; Richard Erhardt, Zoning Board of Appeals Liaison.

The meeting was called to order by R. McQuillan, Chairman, on Tuesday, June 17, 2008 at 7:00 pm in the Township Hall meeting room at 2121 Ferguson Road.

A motion was made by G. Heins, supported by G. Gancsos, to approve the April 15, 2008 minutes of the Planning Commission as written. The motion carried unanimously.

Case # 08-06-0006 — 600 (block) Robinson Rd. 5.9 acres – Rezoning with a Conditional Use Permit from General Commercial (C-2) to Office (O-1) – 100 Bed Skilled Care and Assisted Living Facility – Grey Oaks, LLC Applicant; Owner, Six Brothers

A public hearing was held on the request of Grey Oaks, LLC of 706 Jefferson Street, Tell City, IN. Grey Oaks, LLC is requesting Office (O-1) zoning with a Conditional Use Permit for construction of a 100 bed skilled care/assisted living building as replacement facility for the Odd Fellow & Rebekah Home located at 2388 W Michigan Ave, Jackson.

P. Dunigan asked to abstain from the vote due to a conflict of interest because of ownership in the property.

A motion was made by G. Gancsos, supported by R. Simmons, for P. Dunigan to abstain from Case #08-06-0006. The motion carried unanimously.

P. Dunigan then moved to the audience.

Tim Hubert, 706 Jefferson Street, Tale City, IN 47586, spoke on behalf of Grey Oaks, LLC. Grey Oaks, LLC was defined as a company that constructs health care and assisted living facilities. The company has just opened its 30th assisted living facility. The application is for the construction of a replacement facility for the Odd Fellow Rebekah Home that will be approximately 55,000 square feet, be located 1.6 miles away from the current facility, and provide 60 skilled care and 40 assisted living beds. Each room in the new facility will feature a private bathroom. The facility will also offer adult daycare.

Public Comment:

Rex Hendershot, of 824 W Barrington Circle is the President of Summit Glen Condominium Association. He expressed concerns with lighting on the east line of the property and expressed an interest in a natural tree barrier between the properties.

Jim Markiewicz, of 740 West Barrington Circle had no comment on the issue. He attended the meeting to deliver a letter from Elizabeth George.

Tim Eahlert, 764 West Barrington Circle, expressed concerns about lighting, construction disturbance, dust, noise, waste pick up, the effect on resale value of his property, and the architectural design of the facility.

R. McQuillan, Chairman, stated that the Rezoning and the Conditional Use are the only issues to be voted on at this meeting. Other questions and concerns will be considered during the site plan review process at another meeting. The Commission recognizes the legitimate concerns stated by the audience and in the letters and will attempt to address those concerns during the Conditional Use request or during the Site Plan process.

R. McQuillan, Chairman, read a letter dated June 7, 2008 that was hand written from Elizabeth George. Her letter was not in support of the rezoning, and she expressed concerns with dirty diapers, hazardous waste, increased noise, traffic and lighting glare.

R. McQuillan, Chairman, read another letter dated June 6, that was typed from Donald and June Kolbe. Their letter was not in support of the rezoning, and expressed concerns with hours of operation, increased noise and traffic.

J. Worden spoke about a phone call that he received a few days earlier that did not object to the rezoning, and the caller did not believe the construction and proposed use would generate any additional traffic.

Applicant responded to public comments stating lighting is also a concern for the residents of the facility as most go to bed early. The east side will contain motion lights. The parking lot lights will be on until 8:00 pm. The facility will be constructed as an all brick building. The noise will be an issue with the dumpster pick up, but it can be controlled by requesting mid-day pick up to accommodate the residents and area neighbors. He also expressed an interest in a buffer between the condos and stated they would do what is needed and would like to keep the retaining wall, however, there is no room for a natural buffer because of the grade change. From the condos you will see only the roof of the facility due to the grade. Pictures of a similar facility were presented for viewing. The site will not be a traffic generator, as residences do not drive. He also pointed out that with the current zoning a strip mall could be built in the location.

Rex Hendershot, suggested Grey Oaks, LLC purchase trees for a buffer and then plant on the condominium property.

Applicant, Grey Oak, LLC accepted the offer from Mr. Hendershot.

A motion was made by R. Simmons, supported by S. Artz, to recommend to the Township Board approval of the Rezoning request from General Commercial (C-2) to Office (O-1) for the 600 (block) Robinson Road. Motion carried unanimously.

A motion was made by G. Heins, supported by S. Artz, to recommend to the Township Board approval of the Conditional Use Permit request to allow a skilled care and assisted living facility for the Odd Fellow & Rebekah Home subject to applicant providing lighting that does not interfere with condominium residents, trash pickup scheduled to limit the noise impact, and the applicant purchasing trees and planting them on the eastern boundary of and on condominium property. Motion carried unanimously.

A motion was made by S. Artz, supported by G. Heins, to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Dennis Hackett, Secretary
Summit Township Planning Commission