

SUMMIT TOWNSHIP PLANNING COMMISSION

July 15, 2008

MEMBERS PRESENT: Raymond McQuillan, Chairman; Dennis Hackett, Secretary; Robert Simmons, Vice Chairman; Gordon Heins, Township Board Liaison; Natalie Stopyak, Recreation Planning Commission Liaison; Richard Erhardt, Zoning Board of Appeals Liaison; Stephen Artz, Patrick Dunigan and John Worden, Summit Township Zoning Administrator.

MEMBERS ABSENT: George Gancsos.

The meeting was called to order by R. McQuillan, Chairman, on Tuesday, July 15, 2008 at 7:00 pm in the Township Hall meeting room at 2121 Ferguson Road.

A motion was made by R. Simmons, supported by D. Hackett, to approve the June 17, 2008 minutes of the Planning Commission as written. The motion carried unanimously.

Case # 08-07-0008 — 600 (block) Robinson Rd. 5.9 acres – Site Plan Review – 100 Bed Skilled Care and Assisted Living Facility – Grey Oaks, LLC – T & N Partnership, L.P.

A public hearing was held on the request of Grey Oaks, LLC of 706 Jefferson Street, Tell City, IN, to review the Site Plan for a 100 bed skilled care/assisted living building as replacement facility for the Odd Fellow & Rebekah Home located at 2388 W Michigan Ave, Jackson.

Tim Hubert, 706 Jefferson Street, Tell City, IN 47586, spoke on behalf of Grey Oaks, LLC. Grey Oaks, LLC, will be constructing a replacement facility for the Odd Fellow Rebekah Home, located 1.6 miles away from the current facility at 2388 West Michigan Avenue. Construction materials will include permeable asphalt that will allow the drives to double as retention ponds. Additionally, the company just opened their 31st and 32nd care home in Cincinnati, Ohio, both contain similar construction. T. Hubert added he was very pleased with the site plan and then introduced Nathan Waggnner of Cash & Waggnner Associates.

R. Erhardt questioned what permeable asphalt was.

N. Waggnner described the process of using permeable asphalt or concrete and then described the concrete as being without sand or rocks that allows the runoff water to perk back into the soil. This material is popular in the North and is currently the required material to be used in a care home site in Louisville, Kentucky.

J. Worden added the permeable asphalt is liked by the DEQ and is utilized because the soil provides a natural filter for the runoff water and helps improve the ground water quality.

R. McQuillan, Chairman, inquired as to the status of the buffering issue with the Summit Glen Condominium Association.

T. Hubert responded that he would like to have something in writing on the agreement.

Public Comment:

Rex Hendershot, of 824 W Barrington Circle is the President of Summit Glen Condominium Association. He inquired on the size, location and type of trees that would be planted.

Mike Moran, of 788 W Barrington Circle, expressed concerns with the lack of landscaping near the parking lot, expressed concerns over the trees being planted on his property and requested the dumpster to be moved farther away from his property.

T. Hubert responded to the comments stating the trees would be staggered at five (5) feet and ten (10) feet and will be three (3) inches in diameter and six (6) feet tall to allow room for growth. The type of tree will be decided by a local landscaper. The facility is pleasing and is made with top quality materials. The grounds at their facilities are well maintained and kept clean. The dumpster is located close to the kitchen and will contain only food waste. The dumpster will be enclosed and will be emptied after 7:00 a.m. at least three days per week or as needed.

R. McQuillan, Chairman, explained the limitation for buffering to M. Moran that was discussed at the meeting on June 17, 2008 and how the agreement to plant the trees on the condominiums' property would be by agreement between the Condominium Association and the Developer. He also explained that most developers do not go to such lengths in working out the neighbors' complaints, but that the trees were to be placed on condominium property because of the ten (10) feet drop that exists between the two properties.

Further discussion took place between the Developer and Summit Glen Condominium Association representatives on the type and location of the trees. R. McQuillan, Chairman, noted that the Township would not be involved in drawing up the agreement between the two parties, but a copy of the agreement should be sent to the Township once one is reached.

Correspondence:

A letter was received from the Fire Chief requesting several changes in the original site plan all of which were addressed in the amended site plan. Also the facility must have a Knox Box and a five (5) inch Storz fitting supplied on the sprinkler system inlet.

A letter was received from the Airport manager approving the building height and requesting notification if cranes used in construction exceed 100 feet.

A letter was received from the Road Commission requesting the Developer submit the plan review fee of \$200; submit written confirmation from the Township; include town, range, section number and township on the plan; Show existing and proposed utilities; show right-of-way width from Robinson Road; show intersection sight distance; include benchmark on the plan; asked if the existing culvert will be removed. Show culvert, including length, diameter, material, slope and invert elevations; show all engineering elevations, including pavement, shoulder, ditch bottom, etc. and drainage arrows or other symbols indicating proposed course of water discharge.

A motion was made by P. Dunigan, supported by S. Artz, to recommend to the Township Board approval of the Site Plan for the construction of a 100 bed skilled care/assisted living facility, contingent upon the letters, recommendations and compliance with the requirements of the Jackson County Road Commission, Summit Township Department of Public Works, Summit Township Fire Department, Jackson County Drain Commissioner, Jackson County Airport and including the written agreement with Summit Glen Condominium Association. The motion carried unanimously.

A motion was made by R. Simmons, supported by G. Heins, to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Dennis Hackett, Secretary
Summit Township Planning Commission