

PUBLIC HEARING
BOARD OF ZONING APPEALS
November 3, 2016

The Austintown Township Board of Appeals held a Public Hearing on Thursday, November 3, 2016, at the Township Building, 82 Ohltown Road, Austintown, Ohio, for consideration of the following case:

APPEAL CASE 2016-15-A-Austinwoods.

The following Board members were in attendance:

Mr. Robert Satterlee – Chairman
Mr. Michael Beaudis – Vice-Chairman
Mr. William Glaros
Mr. Joe Koch
Mr. James Mahoney

Chairman Koch opened the public hearing at 7:00 P.M. The following testimony was given under oath or affirmation. Court Reporter in attendance, complete transcript taken of the hearing.

Motion by Mr. Glaros to approve the minutes of the public hearing held on September 29, 2016.

Seconded by Mr. Mahoney.

Roll Call Vote: Mr. Satterlee – Yes; Mr. Mahoney – Yes; Mr. Glaros - Yes; Mr. Beaudis - Yes; and Mr. Koch - Yes.

Motion by Mr. Glaros to approve the minutes of the public hearings held on October 13, 2016.

Seconded by Mr. Mahoney.

Roll Call Vote: Mr. Satterlee – Abstain; Mr. Mahoney – Yes; Mr. Glaros - Yes; Mr. Beaudis - Yes; and Mr. Koch - Yes.

APPEAL CASE 2016-15-A

North Coast Design Build, 32730 Walker Road, Suite 4, Avon Lake, Ohio, 44012, on behalf of Austinwoods Properties, LTD, 4780 Kirk Road, Austintown, Ohio, 44515, request approval of a conditional use permit from the terms Article I-Definitions: “Institutions” and Article XVI-Conditional Uses, Paragraph No. 4-Institutions, of the Austintown Township Zoning Ordinance, as amended through November 25, 2014, to

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allow for construction and occupancy of a 13,300 sq. ft. 24 bed skilled care rehab addition to the south of the existing facility located at 4780 Kirk Road. Said property is located on the north side of Kirk Road, approximately 540 feet east of the Spring Meadow Circle-Kirk Road intersection; and is zoned as a Planned Unit Development in Austintown Township, Mahoning County, State of Ohio.

Zoning Inspector Crivelli read the applicant's letter of request dated October 18, 2016 into the case record, referenced a letter of determination dated October 14, 2016 from the zoning inspector requiring a conditional use permit for the proposed addition, a set of engineered drawings, the case mailing list, and three plat maps prepared by the zoning office. Also referenced was the standards for a conditional use and read into case record was a letter from the CEO of Austinwoods Properties allowing Mr. Cloud to represent the property at the public hearing.

Mr. Koch stated the mailing list for case 2016-15-A will be incorporated into the case record.

Mike Cloud, P.E., North Coast Design Build, 32730 Walker Road, Suite 4, Avon Lake, Ohio, 44012, reviewed the history of the building and stated population changes have moved skilled care from wards to semi-private-rooms to private rooms. The facility census has been reduced over the years to allow for more privacy. Austinwoods wants 100% privacy and bathrooms in rooms, especially for patients in rehab section. There will be 24 beds in private rooms with their own bathrooms. The proposed addition will be next to the therapy gym and very accessible for patients receiving therapy. The existing 36 bed wing will have 24 beds moved into the new wing, the old rooms will then be enlarged with private bathrooms and the wing will be converted to assisted living. The renovation will allow Austinwoods to offer intermediate care. The third goal is to create a more pleasing appearance from the street. The new concept is to incorporate brick, new siding, and stucco to complement the existing building. There will be new landscaping with improved driving and parking flow. The parking stall count will be increased as patients in therapy tend to have more visitors. The project will have storm water management. The overall objective is having all private rooms which is the standard of care the industry is moving towards including private bathrooms. The current census floats up and down and the addition will probably improve the overall census. Needs are determined by populations. The average age of skilled care is 83 years old and different generations have different expectations. Mr. Cloud explained the process of securing the certificate of need from the state. The facility is not looking to increase their census at this time.

Mr. Cloud approached the Board and described the existing entrance and the proposed improvements including parking lot and the proposed addition (Exhibit A). Demolition consists of removing some pavement and cutting trees where the addition will be placed (Exhibit B). His company is the design build contractor. The plan is to alter the therapy gym which will be dressed up with a shingle mansard, pitched roof, a porte cache, and an entrance with under cover parking (Exhibit C). The water main will be moved with fire hydrants placed per the Fire Inspector. The existing retention basin will be expanded to

capture and treat the storm water before it is discharged from the property. The civil drawings are about 80% complete and no major changes are expected from what has been reviewed. Exhibit D was described as another overview of the project with the addition being placed next to the therapy gym and dining room. Exhibit E is the proposed interior changes for the assisting living. All rooms will have a private bathroom and kitchenette. The façade will be updated with brick accents from the new building, trim elements, and stucco façade over the doors. There will also be concrete and landscape addition. The street view will have continuity between the existing wing and the new wing. Exhibit G is the floor plan for the skilled facility. It is the same as the facility at Hampton Woods. It is a nice floor plan for a comfortable stay including a counter, refrigerator, TV, and private bathroom. The rooms are very non-institutional. The rooms are off-set with gable and accent features so it does not look like a big long wall. The porte cache entrance will access the therapy space. The placement of the nurse station and the dining room were described. It was noted patients spend most of the time in their rooms when they are not doing therapy. The elevation drawings were reviewed (Exhibit H). The challenge is to work the new design into what is there.

Mr. Koch inquired about the shower areas. Mr. Cloud stated it is an ADA compliant recessed unit. They pour the slab and block out the area. The area is recessed to allow for the ceramic tile. There is zero lip and the unit is tapered to keep the water inside. The unit have ADA grab bars, a seat, and a shower wand. There will be curtain rather than doors. The grab bars on the toilets and the sinks are ADA compliant. The construction value is approximately 3.1 million dollars. Mr. Cloud will use his carpenters and the local trades. This is a HUD 241 financed addition. The application requires zoning approval, utility approval, and at least comments back from the building department. The goal is to get everything submitted by the holidays. The federal; review takes about six months. This is a two phase project: build the addition and move the patients than remodel the assisted living facility. Projected start date is May.

No one else in attendance to speak for the request.

No one else in attendance to speak against the request.

2016-15-A-Austinwoods: Motion by Mr. Satterlee to approve the conditional use request including all testimony presented.

Seconded by Mr. Mahoney.

Roll Call Vote: Mr. Satterlee – Yes; Mr. Mahoney – Yes; Mr. Glaros - Yes; Mr. Beaudis - Yes; and Mr. Koch - Yes.

Zoning Inspector Crivelli advised to submit storm water pollution prevention drawings to the Mahoning County Soil and Water Conservation District and storm water management drawings for review and approval.

There being nothing further to come before the Board, the hearing was adjourned at 7:36

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P.M.

AUSTINTOWN BOARD OF ZONING APPEALS

Darren L. Crivelli, Zoning Inspector, Austintown Township

APPROVED: _____
Joe Koch – Chairman

DATE: _____