

Chairperson Werth called the meeting to order at 4:30 P.M.

I. Roll Call

Present: Sandra Werth, Chairperson
Matt Ray, Secretary
Tony Bartolotta, Commissioner
Scott Sintkowski, Commissioner
Ted Taylor, Commissioner
Dave Kramer, Commissioner

Absent: Steve Reno, Vice Chairperson

Also Present: Larry Lockwood, Superintendent of Planning and Zoning
Amy Williams, Administrative Specialist
Rob Merinsky, Director of Development Services

General Public attendance of approximately 5

II. Approval of December 12, 2017 Planning Commission Special meeting minutes as printed.

MOTION AND VOTE

Moved by Kramer

*Supported by Bartolotta; Resolved to **APPROVE** the Minutes of the December 12, 2017 Special Meeting of the Planning Commission as written.*

MOTION CARRIED UNANIMOUSLY

(6-0)

III. Approval of January 23, 2018 Planning Commission meeting Agenda.

MOTION AND VOTE

Moved by Taylor

*Supported by Bartolotta; Resolved to **APPROVE** the Agenda of the January 23, 2018 Regular Meeting of the Planning Commission.*

MOTION CARRIED UNANIMOUSLY

(6-0)

IV. Consent Agenda

Site Plan No. 1011-B, MJR Theater – Drainage and Parking Lot project

Location: 7501 Highland

Zoning: C-4 Extensive Business District

Mr. Lockwood gave a brief visual presentation of this project to address ongoing drainage problems. Although finalized plans have not yet been submitted, they are discussing options to reduce parking to create better drainage.

Board members communicated an agreement to accept the Consent Agenda without a formal vote.

V. Development Reviews

1.) Site Plan No. 556-F, Lourdes Rehabilitation and Health Care Center (Staff Reviewer – Larry Lockwood)

Location: 2300 Watkins Lake Rd.

Parcel I.D. No.: 13-14-202-012

Action: Concept Plan Review

Applicant: Joseph Loskill, Fusco, Shaffer & Pappas Architects

Applicants present: Joseph Loskill and Bob Pickup

Mr. Loskill gave a brief visual presentation of the proposed renovation and addition to Lourdes Rehabilitation and Health Center. Plans show removal of 3 wings (housing 58 beds) in the rear of the building. They plan to reconfigure the layout to provide more current updated private rooms with interior courtyards and larger windows. An increase in size by approximately 14,000 sq. ft. with the same bed count as before.

Mr. Lockwood advised the Commission that Staff and the Fire Department have reviewed the plans and have comments regarding the required fire lane and its accessibility to the rear (lakeside) of the project area. He explained that the Fire Department had requested additional information on the emergency access lane and its proposed surface utilizing grass pavers. When considering the topography of the site

and the steep slope down to the lake, it was also recommended that a guard rail be provided along the east side of the fire lane and detailed on the plan.

Following the discussion, the Planning Commission concluded that the remaining site plan review comments could be handled administratively by staff and the finalization of the site plan review process.

2.) Discussion

1.) 4177 Cass Elizabeth Rd. – Grapes & Hops Market – Joe Attisha

Mr. Lockwood gave a brief overview of the current site.

Mr. Attisha said that his family has owned the property next door to the ice cream shop that has been closed for a couple of years and was looking into purchasing it. His plan is to renovate his existing business to be more competitive with neighboring businesses if he received positive feedback from the Planning Commission on what might be allowed. His first option was to add fuel pumps (on a small scale) because local gas stations are now selling beer and wine and it takes away from his business. A second option was to re develop the space to a live/work concept which the Township does not currently have zoning for.

Mr. Lockwood addressed potential concerns with zoning requirements and the need to discuss this with legal counsel.

Board members seemed to be in favor of redeveloping the site if issues were worked out with legal counsel regarding zoning requirements.

2.) Vacant Land identified as Parcel Nos. 13-33-180-005 & 006, located on the east side of Cooley Lake Rd., north of Cooley Village Lane. – Robert Wolenski

WITHDRAWN

3.) Master Plan Update

Mr. Lockwood questioned the board of their decision regarding Master Plan updates.

Board members seemed to be in agreement that updating the Master Plan at this time

seemed to be a waste of time and resources when a full update would be required in 5 years. Also, the idea of walkability is still in process. Studies have been done and a plan is being formed to make repairs to existing sidewalks.

Mr. Lockwood is to draft a report based on this feedback and present it to the board for their review.

VI. All Else

VII. Adjourn

VIII.

Chairperson Werth adjourned the meeting at 5:25pm