



Minutes of the Oberlin City Council Public Hearing

Held on Monday, April 6, 2009

7:15 P.M.

The Public Hearing was called to order at 7:15 p.m.

Members Present: Charles Peterson, Scott Broadwell, David Ashenurst, Jack Baumann, Ronnie Rimbart, David Sonner.

Members Absent: Sharon Soucy

Others Present: Belinda Anderson, Clerk of Council; Eric Norenberg, City Manager.

The purpose of the "Public Hearing" is to consider the recommendation of the Oberlin Planning Commission on a petition to amend the Zoning Map submitted by DTW, LLC and WGI Properties, LLC (Welcome Nursing Home) requesting that the zoning of its property located along the west side of South Pleasant Street, to the north of East Hamilton and to the east of South Main Street (PPN: 09-00-096-104-011; PPN: 09-00-096-104-014; PPN: 09-00-096-104-015; PPN: 09-00-096-104-033; and PPN: 09-00-096-104-036) with an area of about 4.33 acres \pm be changed to the "PD"/Planned Development District classification.

Gary Boyle provided Council with a brief overview of the proposal. He advised that the applicant requested Planned Development District zoning, in order to recognize the existing use of the property in question. He advised that the proposal is to construct a one-story building addition with a floor area of approximately 5,886 square feet. The applicant intends to construct an expanded parking area along the site's frontage on South Main Street, and a new off-street parking area with access from South Pleasant Street. The total number of parking spaces to be provided is 68 spaces.

He advised that the requested rezoning was necessary in order to accommodate the proposed development, and to recognize the use of the applicant's property. After reviewing the applicant's final development plan, the planning commission moved to approve the same, subject to compliance with all City department requirements. On March 23, 2009, planning commission recommended the abovementioned zoning request be approved.

He advised that he was available to answer any question that Council or the public might have at this time.

Tony Scott, 52 Edison Street, owner of 409 and 403 S. Pleasant Street properties, asked that special attention be given – during the planning phase - to potential flooding issues that may arise as a result of

the proposed retention pond. Mr. Scott asked that Council not pass the ordinance on emergency in order to allow him more time to look at the plans in greater detail.

Councilor Peterson suggested that the developer's plan a community outreach meeting, to answer additional questions for those members of the public, who were unable to attend the public hearing. The developers advised that they were more than willing to set up an additional meeting for that purpose.

Gary Boyle, Planning & Development Director felt the comments offered were all important. He advised that the planning commission did consider the issue of storm water management on this project. In accordance with the City Storm Water management regulations, there will be zero run - off from this project. All run - off generated from the building or the new pavement areas will be directed to the retention basin, which is shown in the north part of the site. The basin will discharge onto south Main Street. He advised that the storm water system was still a work in progress and would require final approval before it could be implemented. Boyle reiterated that they had no problems with arranging another forum, whereby concerned citizens could ask additional questions.

10. Adjournment: Being that there was no further business to come before Council the public hearing adjourned at 7:29:49 p.m.

Attest:



Belinda B. Anderson
Clerk of Council



John F. Baumann
Vice President of Council

Approved: 4/20/2009

Posted: 4/21/2009

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