

PLAN COMMISSION MINUTES

Monday, March 23, 2009

7:00 P.M.

A. ROLL CALL

Members Present:

Mike Hall - President
Dennis Kraus, Jr. – Vice-President
Mark Lehmann
Mike Hornbach
Ralph Thompson
Russell Beiersdorfer

Mark McCormack – Director of Planning
Arnold McGill – Attorney

Members Absent:

Jake Hoog
Dan Lansing
Ken Nelson

B. ACTION ON MINUTES

Mr. Hornbach made a motion to approve the February 23, 2009 minutes, as written. Mr. Beiersdorfer seconded. Mr. Thompson abstains. Mr. Lehmann, Mr. Hornbach, Mr. Beiersdorfer, Mr. Kraus in favor. None opposed. Motion carried.

C. OLD BUSINESS SCHEDULED TO BE RE-OPENED

There was no old business.

D. OLD BUSINESS TO REMAIN TABLED

There was no old business.

E. NEW BUSINESS

- 1. Request:** **Zone Map Amendment from Agricultural (A) to restrictive Business (B-1) to construct medical offices and a senior care facility.**
- Applicant/Owner:** **Health Services Corporation of Southeastern Indiana**
- Site Location:** **State Road 48 and Wilson Creek Road**
- Legal:** **Sec. 8/9, T5, R1, Map #07-08/07-09, Parcel #008/021**
- Township:** **Lawrenceburg** **Size: 71.47 Acres**
- Zoning:** **Agricultural (A)**

Mr. Thompson states that he has had previous discussions with the hospital in past years regarding this type of development (in the county) and offers to step down from the Board if anyone feels he may have a conflict of interest. There was no comment; Mr. Thompson remains on the Board.

Mr. McCormack states that the Applicants are requesting to rezone 71.66 acres from Agricultural (A) to a Restricted Business (B-1) Zoning District to permit a series of commercial and institutional uses. He states that the City of Lawrenceburg will be reviewing an annexation proposal involving this property within the next few weeks, to be effective in 2010 due to the U.S. Census restrictions. Mr. McCormack reviews the staff report and shows slides.

Mr. McGill informs the Board that it may forward a 'no recommendation,' a favorable recommendation, or an unfavorable recommendation.

Mr. Jeff Talkers, of Land Consultants, states that the proposal would be constructed in phases, as needed. Phase 1 would be the assisted living area with a possibility of 60 units of patio homes being developed within the next 20 years, based on the market.

Mr. Hall clarifies that nothing will be disturbed outside of the shaded areas illustrated in the current drawings. He asks if there are any plans to remove the existing homes from the property.

Mr. Lehmann asks if there are designs for the proposed patio homes. He also suggests that before demolishing the buildings, the local fire departments be contacted and afforded the opportunity to use the buildings as a training exercise.

Mr. Thompson questions the maintenance of the streets, and if any proposed streets will involve the disturbance of a slope at or above 20%. He further asks if the future proposed patio homes will be sold or leased to the residents.

Mr. Talkers states that the proposal contains approximately 45 acres of greenspace surrounding the property. The Applicants plan to remove 3 buildings from the property; they have been in contact with the fire department. The proposed homes will be similar to the Triple Creek Development along I-275, and will be leased to the residents. He further states that the streets will be maintained as private streets with a grade not more than 2-4%. Trilogy will be the company overseeing the facility

Mr. Pete Resnick, Dearborn County Hospital CEO, states that the owners have been in contact with the local fire department; however, due to the conditions of the houses, the department is not interested in performing training exercises because of safety concerns.

Open public comment.

Ms. Missy Holman, Woodland Hills Care Facility Administrator-in-training, states that their facility is a 100-bed facility that is currently 70% full. The other facilities within the area also have beds available, and statewide there are only 78% of beds that are full. She feels that the current facilities are meeting the needs of the community and that there is no need for a new facility. She expresses concerns that a new facility would be devastating to the local facilities that have served this area for more than 30 years. She states that Woodland currently employs 80 staff members and notes that a new facility would create competition within the industry—possibly resulting in their closure.

Mr. Thompson asks what types of care are provided by the Woodland Hills Care Facility. He is also concerned with the basis in which some of these statements are being made.

Ms. Holman states that they provide long-term care and short-term rehab. She notes that there are other facilities near the hospital that also provide long term care. When Trilogy has located in other communities it has been very devastating to the local facilities. Hospitality Hall, operated by Margaret Mary Hospital in Batesville, closed not long after Trilogy located there. She states that according to a former staff member of Hospitality Hall, the primary reason was because they could not compete with Trilogy.

Mr. Hornbach asks if they are able to provide any projections for the next 20 years.

Ms. Dena Grehl, Woodland Hills Care Facility-Marketing Admissions Social Service Personnel, states that she only found out about this meeting 2 hours ago and has not been able to provide any projected numbers during this time. She further explains that staffing these facilities is very difficult; there is a shortage of nurses and aides. She feels that a new building coming in would only close an older building, thus effecting peoples lives.

Mr. Resnick states that, although he is not an expert on demographics, the aging population is growing and the community is seeing more parents joining their kids. He feels that by adding a new facility and creating more jobs, this is a benefit to the community.

Mr. Thompson asks if any of the existing facilities have independent living.

Ms. Holman states that there are senior living apartments in Lawrenceburg.

Ms. Joann Vogelsang, of Harriett Drive, states that she is concerned with the traffic impact on Wilson Creek Road and the fact that there are no sidewalks for people to walk or sit. She feels someone is going to get hit if something is not done. She suggests a second entrance or caution light so that hospital employees that are smoking do not get hit on the side of the road. She also expresses concern with the intersection of State Road 48 and the fact there are no street lights on a blind curb.

Close public comment.

Mr. Hall asks if the portion of the property located within the City of Lawrenceburg is already zoned for a medical facility.

Mr. McCormack states yes, that the City of Lawrenceburg portion is already zoned for this request.

Mr. Thompson explains that there is a lack of independent living within the County, based on demographics. He feels that this proposal would create a good tax base and is beneficial to the County. He suggests maintaining buffers and prohibiting development on slopes in excess of the requirements.

Mr. Lehmann states that his concerns have been addressed.

Mr. Hornbach states that in viewing the site, it has front slopes with trees and a level area for patio homes. Demographics show a need for this development.

Mr. Beiersdorfer agrees with what has been said.

Mr. Kraus asks if restrictions could be placed so that the area around the property could not be disturbed or sold.

Mr. Resnick states that they are willing to accept that restriction, and explains that the hospital will retain ownership of the greenspace and buffer area. He states that the property may be used for walking trails or a park area, but it will not be used for building purposes.

Mr. Thompson made a motion to forward a favorable recommendation to the County Commissioners for a medical related, assisted / independent living facility within the B-1 zone change request, with covenants that the buffer zones are contained to prevent encroachment noise upon the adjoining neighbors and to prevent construction within the steep sloped areas in accordance with Section 2568. This decision is in accordance with the County Ordinances and Comprehensive Plan: 1) that the general use fits the area surrounding the hospital, with current conditions and character of the structure fitting within the needed medical facilities in conjunction with the hospital, 2) that this is a desirable use for the land and will conserve property values along with providing jobs for the community, 3) that this is responsible growth and development with respect to needed facilities for the future of Dearborn County. Mr. Kraus seconded.

Mr. Lehmann amends the motion to include the filing of a Certificate of Land Use Restriction for density. Mr. Thompson, Mr. Kraus agree. All in favor. None opposed. Motion carried.

F. ADMINISTRATIVE

Mr. McCormack gives a brief update regarding:

- The Comprehensive Plan Land Use Element (passed by County Commissioners)
- Bond report
- OKI fiscal impact model testing
- The open Assistant Planner position
- The status of the Lawrenceburg Grant involving US 50
- The Plan Commission website – concerns raised regarding the ‘blog’ link.

Meeting adjourned at 8:45 P.M.

Mike Hall, President

Mark McCormack, Director of Planning & Zoning