

7:00 PM

Township Hall

November 9, 2005

The Public Hearing for Case 216 of the Goshen Township Trustees was called to order by Chairperson Ed Soergel. Roll was called: Ed Soergel-present, Tim Hodges-present, and Lee Lewis-present.

Case 216: The applicant, Loveland Development, LLC. is requesting a zone change from R-3 Medium Low Density Residential District to B-1 Local Business District at the property located on the northern side of State Route 28, approximately ¼ mile east of the intersection of State Route 28 and State Route 48. The proposed land use is a full care nursing home with 99 available beds and 72 assisted living units on the northern half of the site to be developed in the future, as allowed, under B-1, Local Business District.

Tracy Roblero read the application. Tracy Minger read the staff report from the Clermont County Planning Commission which recommended approval of the zone change and the Goshen Township staff findings which also recommended approval. The Goshen Township Zoning Commission recommended denial.

John Korfhagen, lawyer for Loveland Development, LLC.-We do have one modification, which is the deletion of the three story assisted living building. Phase II as originally shown on the application will not be built. We cannot change to a PBDD, as the site would have to be at least 25 acres. The only way around this is to go with the straight B-1 zoning. In a practical term, the cross access is not going to work because of the existing private lane. If you desire a cross access, we do not want to be responsible for the cost. This project will be a 7 to 8 million-dollar investment. The facility would employ 100 to 125 people, generating \$280,000 to \$300,000 with the 1% earnings tax. The schools will be affected in a positive manner.

Mark Browning, PDT Architects, presented the amended plan with no Phase II-The exterior would be brick. The roof would be shingled. The three-story building will be eliminated from the plan. The woods and hillside would be maintained. We would maintain all the woods between the project and State Route 28 and any additional landscaping. The purchase of this property is contingent upon the approval of the re-zoning request and the Certificate of Need from the State of Ohio.

Lee Lewis-What if it is turned down? Can you still get the certificate of need?

Greg Jacobs, Loveland Development, LLC.-We have received the Certificate of Need.

Tim Hodges-The entry way will be very close to Simons Lane. The two curbs cuts will be so close together that this will be a hazard.

Greg Jacobs-We can widen Simons Lane if ODOT approves it.

Lee Lewis-Where Simons dead ends is the centerline of Old State Route 28. The new State Route 28 section is built on an easement, which belongs to the Jewells across the street. The sliver on Simons Lane actually belongs to the Jewells. Christine Hilbert from ODOT is looking into this.

John Korfhagen- Because of the new development, we would rather build this without the new road. Simons Lane dead ends in the middle of the Old State Route 28. We will do whatever ODOT recommends.

Ed Soergel-Is there any organized opposition or are there any proponents of this zone change?

Jeff Freiburger, 1498 Meadowbrook Drive-I live in Four Seasons and I own Simons Lane. We live in a residential area. This development would cause traffic congestion, extra lighting and

ambulance noise.

Mike Miller, 1538 Meadowbrook Drive-I don't believe this is the place for it. What amount do you believe will be generated by the 1% property, 1% earnings tax? I think there is other property for this development that is already zoned business.

Tracy Roblero-Just for clarification, nursing homes are only allowed in the B-1 District, not in the General Business District

Jean Freiburger, 1498 Meadowbrook Drive-The project is not facing State Route 28. It is facing the peoples' back yards.

Edith Hopkins, 6867 Shiloh. I have lived here 40 years. I work at the Clermont 31 home. I am concerned about the comments that a skilled nursing home does not run well. This will be great and create revenue. There is a big difference in a skilled nursing facility and a mental health facility.

Jeff Corcoran-We have heard \$28,000 to \$30,000 generated revenues.

Greg Jacobs-On State Route 28 I see a laundromat, carwash and a church. This area is clearly commercial. It faces Simons Lane, which is across from the church.

Elaine Harter, 6657 Rose Lane-What I want to know is what happens down the road? Would we put it in writing not to build a three-story building? (Ms. Harter showed pictures of feeding wildlife in her back yard.

Floyd Morris, 1650 State Route 28-I own to the middle of State Route 28.

Rebuttal by applicant

Carol Duvall, Loveland Development, LLC.-I grew up next to Holtman's Donut Shop. I was excited about finding property in Goshen Township. The building does not face the back yards.

We are relocating water lines for residents. There is a reserve back there.

I live where there is a nursing home four houses down from me. This project will not mess up the environment. In regards to the sirens, they are turned off on the road. The Therapy Department will be a beautiful building with landscaping.

We did look for other properties to develop on, but had no luck in finding one.

Mark Browning-There will be bright lighting on the sides. All lighting will be controlled so that it does not negatively affect adjoining property. Service access to this building is convenient. There are certain hours for service delivery.

John Korfhagen-Three of their nursing homes are surrounded by residential areas. If we wanted to develop we understand we would need a modification. The back portion would not be developed.

Board Questions

Lee Lewis-Talk about the entry way with Craig Stevenson. A detention pond will be built.

Ed Soergel-Will it will be in writing that no additional building will be added on the property?

John Korfhagen-Yes.

Mark Browning-The facility will be designed for 24-hour care. Residents do not wander outside. There might be a senior housing area where residents may walk around. There is a physical therapy department.

Lee Lewis-What is the possibility, sometime in the future, of the addition of a small clinic? The rear portion will be maintained.

Greg Jacobs-This would be difficult because doctors are not kept on staff.

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Tim Hodges-This is a totally different concept than was presented to the Zoning Commission. The nursing home is one story.

***Lee Lewis made the motion that the Board approve Case 216 for the zone change from R-3 to B-1 with the contingency that the proper curb cuts are made on State Route 28 based on ODOT's recommendations and also that a back portion of the property remains green space. Tim Hodges second-motion carried.

Adjournment

***Lee Lewis made the motion to adjourn. Tim Hodges second-motion carried.

Trustee

Respectfully Submitted,

Sandra Graham, Clerk