

**MINUTES OF A REGULAR MEETING  
OF THE PLANNING COMMISSION  
CITY OF INDEPENDENCE, OHIO  
Held in the Council Chambers at City Hall**

**7:00 P.M., APRIL 3, 2007**

Chairman Lytkowski called the meeting to order at 7:20 p.m., April 3, 2007 and the following responded to Roll Call:

**PRESENT:** Dale Lytkowski, Chairman  
Fred P. Ramos, Mayor  
Gregory Kurtz, Vice Mayor – arrived at 7:25 p.m.  
Jack Shallcross  
Tom Narduzzi

**OTHERS**

**PRESENT:** Adam Cornett, Assistant Law Director  
Don Elewski, City Engineer  
Ron White, Economic Development

**ABSENT:** Jeff Markley, City Planner  
Gregory O'Brien, Law Director

**AGENDA:**

**Old Business:**

**Approval of Minutes of Regular Planning Commission Meeting held on March 6, 2007.**

**New Business:**

- 1. 6101 Brecksville Road, Cleveland Cavaliers Practice Facility –**  
Discussion of ground sign and wall signs for site.
- 2. 5530 Brecksville Road, Panini's –** Proposed outdoor dining and bar along side of building.
- 3. Acorn Drive, PPN 562-29-057 –** Proposed one story 9,648 sq. ft. medical office building.

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4. **Chapter 1143A, Section 1141.021 of Codified Ordinances** - Approval of Ordinance amending the Zoning Code to create a senior citizen residential development district in a certain designated area of the City.

Chairman Lytkowski asked for the approval of the minutes of the Regular Planning Commission meeting of March 6, 2007.

**A motion was made by Mayor Ramos, seconded by Jack Shallcross, to approve the minutes of the Regular Planning Commission meeting of March 6, 2007.**

**ROLL CALL: Yeas: Shallcross, Narduzzi, Ramos, Kurtz, Lytkowski  
Nays: None  
MOTION CARRIED**

**6101 Brecksville Road, Cleveland Cavaliers Practice Facility** – Mr. Jason Hillman of the Cleveland Cavaliers and Mr. Greg Harris of Brilliant Electric were in attendance. Mr. Hillman stated that they appeared before the Architectural Board of Review on March 21, 2007 with their exterior signage package which included a monument sign at Brecksville Road and three exterior walls signs. The Architectural Board of Review approved the design of the signs. It was suggested by that body that before they went before the Board of Zoning Appeals, which is necessary to secure variances for the entire signage package by virtue of the U-3 permit that was granted, that they go before Planning to engage in a discussion with regard to this package. They will be appearing before the Board of Zoning Appeals on April 19<sup>th</sup>.

Mr. Hillman stated that it is important to note that all of the signs will be exterior lit. That would give them a tremendous amount of flexibility with respect to how and when the signs would be lit. They are open to some reasonable controls to particularly the residents on Longano. Mr. Hillman does not think there is a large amount of visibility of the building, especially when the trees fill in; however, they want to be good neighbors and be sensitive to as many people as they can. Mr. Hillman stated that their naming rights partner is the Cleveland Clinic. One thing that is very significant about this signage is that the Clinic just completed a re-design of their logo. The Cavs agreement with the Clinic is a multi-year agreement. Mr. Hillman stated that in light of those facts, he does not think they will be before the Commission anytime soon asking for another design. There is some stability with regard to the signage.

Mayor Ramos stated that the monument sign on Brecksville Road is very tastefully done. The Mayor stated that Mr. Hillman indicated at the beginning that the sign would be something the City would find appropriate. It certainly is, and the Mayor appreciates

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that. The Mayor thinks that Mr. Hillman did follow through with that. The Mayor does not have any problem as far as the signage on the building. The Mayor is concerned about the lighting. The lighting would affect the people on Longano. The Mayor thinks that the lighting could affect some people on Brecksville Road. The Mayor thinks that even though it won't be drastic lighting, any type of lighting will be noticeable. Mr. Hillman stated that he agrees with the Mayor. By virtue of the way the signs will be lit, it is similar to lighting the wall of the building, rather than lighting the signs. Mr. Harris stated that the lighting will be a washed type lighting. It would light the entire wall of the building, and not just the sign. The time could be controlled. Mr. Hillman stated that the light would be directed on the whole façade of the building and not just the signs.

Mr. Harris stated that even with no leaves on the tree, you cannot see much of the building at all. The reason for the signs on the building is that this building will be used as a media magnet. There will be shots going all over the country of this building. That's why the naming rights and the signs are important to the Clinic. You will not really see them from Brecksville Road or Longano. They will be seen and carried through the media. Mr. Narduzzi asked about the signage on the north side of the building. Mr. Hillman stated that the overall value of this package, and value not being used from a monetary standpoint, the value to the Clinic as a whole was an all encompassing package. Mr. Hillman believes the sign would not be visible from that side of the building. Vice Mayor Kurtz stated that it was his understanding that the building and site would be low key and have a low impact. That theme has been sold to the community. The Vice Mayor stated that the Cavs could be sensitive as far as timing and the overall impact. The Vice Mayor does agree with the Mayor that the sign is consistent with AAA sign. The Mayor asked if the same thing could be accomplished with putting the signage of the building on the east, south and west elevation rather than the north. The Mayor stated that there would be three signs. You would then be able to see the sign from the valley. Mr. Hillman stated that he would be willing to take that suggestion back for consideration. Vice Mayor Kurtz stated that his position is that as long as Mr. Hillman is consistent with the message that was delivered to the community in lower impact, and he is flexible in terms of lighting the façade and not constant; it is not a big deal. They can have some influence over that. If the Mayor's office is getting calls about lights, and the Cavs aren't doing a show or program, then they can be turned off.

Chairman Lytkowski asked Mr. Hillman about timing the lighting. Mr. Hillman stated that at 10:00 at night in the middle of the summer, he does not see the need why there needed to be lights on. Chairman Lytkowski asked if the audience had any questions. There were no questions from the audience.

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Chairman Lytkowski asked Assistant Law Director Cornett if this causes in any fashion the site to become a 501C3 with the Cleveland Clinic on the signage. Mr. Cornet stated that he does not believe so. It will not make it tax exempt.

Mr. Shallcross asked if you could see the building from the valley. He thought the sign would make more sense being on the east side. Wouldn't there be more visibility there? Mr. Hillman stated that his assumption is that there is a reason it was presented this way. He will go back and find out.

Chairman Lytkowski stated again that it is tough to see the building. Mr. Hillman agreed. Chairman Lytkowski feels that they would want the monument sign lit at all times. He believes it is from a safety standpoint to have it lit.

**A motion was made by Tom Narduzzi, seconded by Jack Shallcross, to approve the signage, subject to Mr. Hillman and Mr. Harris of Brilliant Electric looking into putting the signage on the east instead of the north.**

**ROLL CALL:           Yeas; Narduzzi, Shallcross, Kurtz, Lytkowski, Ramos  
                              Nays: None  
                              MOTION CARRIED**

**5530 Brecksville Road, Panini's** - Mr. George Glus of Panini's Restaurant and his contractor, Greg Zillith were in attendance. Vice Mayor Kurtz recused himself from this matter. Mr. Zillith stated that they are before the Commission to put an outdoor patio on the front of Panini's. Mayor Ramos asked Mr. Glus if he was before the Planning Commission with regard to this project. Mr. Glus stated that they wanted to try to save some of the parking spaces, so they came up with a slightly different plan. The Mayor asked if the parking has been a problem. Mr. Glus stated that it really hasn't been a problem because there is enough parking behind the building. The Mayor asked about the type of fencing that would be used to separate the patio from the parking lot. Mr. Zillith produced some brochures showing the fencing. He stated that on the south side they would use some vinyl privacy fence. In the front of the building they would like to put up some type of ornamental fence, approximately 3 foot high. Mr. Zillith referred to the drawing where they were going to change one of the windows to a door next to the patio. Then there would be a roll up door that would open up.

Chairman Lytkowski asked if Mr. Glus was doing this patio because of the new no smoking laws in Ohio. Mr. Glus is doing it because of the summer business. The Chairman thought you had to be 50 or 75 feet from any type of window or door. Mr. Glus stated that the Health Department oversees this now, and as long as there is a door separating it, you could smoke. As long as the area is open there is not a problem.

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Assistant Law Director Cornett stated that he has not analyzed the new code provisions. His understanding is that it is not actually enforced yet. Mr. Glus stated that the Health Department said it would not be feasible to enforce the 50 foot rule with patios because then you could theoretically be sitting in the middle of the road. Mr. Glus stated that they have researched this. Mr. Glus stated that this particular portion of the restaurant would be further divided from the rest of the restaurant by the glass partition door.

Chairman Lytkowski asked if there were any questions from the audience with respect to this project. There were none. The Mayor stated that he was fine with this project.

**A motion was made by Tom Narduzzi, seconded by Jack Shallcross, to approve the project.**

**ROLL CALL:           Yeas: Narduzzi, Shallcross, Lytkowski, Ramos  
                              Nays: None  
                              MOTION CARRIED**

**Acorn Drive, PPN 562-29-057, Medical Office Building** – Architect Bill Davison was in attendance along with Dan Glicksman. They are proposing building a 9,648 square foot medical office building. The parking for this project would be one space per 150 square feet. They meet all the setback requirements. The proposed trash area is in the back of the building. They will be doing landscaping in the front of and around the building. There is a drop off canopy in the front of the building. People can drive under this and drop off patients. Mayor Ramos asked how many people would be employed there. Mr. Davison stated that there would be approximately 12 employees at any given time. The patients would come in shifts. There would be 16 chairs for people to get their treatment. The Mayor asked how close this building would be to the residential district. Mr. Davison stated that it is not anywhere near any residents.

Mr. Dan Glicksman stated that the building will be leased to Davita Dialysis. They are the second largest dialysis care in America. Vice Mayor Kurtz stated that there was a question with regard to the size of the building. One of the primary purposes of the Planning Commission is to plan; not just for a specific project but the larger picture and the impact on the neighborhood and the surrounding area. First of all, the applicant's building is below the minimum code of 10,000 square feet. The Planning Commission is assuming that it would not be an issue to make it 10,000 feet. Historically, medical related activity usually goes for a larger footprint or larger building. Vice Mayor Kurtz asked if there was something that drove this size building. Mr. Glicksman stated that usually in a dialysis clinic the square footage would be from 5,000 to 10,000. This is a 16 station clinic. This is a standard size for a clinic. Mayor Ramos asked if there were

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any regulations that would prevent additional medical offices in addition to the dialysis center. Chairman Lytkowski asked about putting a second floor on the building and leasing it out as office space to doctors. The Chairman stated that when the applicant states that Davita is the second largest in the country, come on. Mr. Glicksman stated that they are really only taking 6,500 square feet. They actually want to be built by the end of this year. They are losing market share. They have a clinic in Middleburg Heights and Parma. They want to be able to service this area because there is another clinic that is taking some of their patients. This is a real problem for them.

Mayor Ramos thinks that there is probably a more suitable site especially for this size building. The Mayor stated that the applicant is talking about putting a very small building in a very large office complex site. Most of the buildings are 40,000, 60,000, or 100,000 square feet. The applicant has now come in with a 9,600 square foot building. The Mayor does not know if it fits. There are other sites in Independence that may be more suitable. Mr. Glicksman stated that some of the other properties they looked at were too expensive. There was also an issue with time. That is why he looked at other properties. Chairman Lytkowski asked Mr. Glicksman what the cost of the building would be. Mr. Davison stated that it would be between 1.5 million and 2 million. There will also be high salaried employees working there. Chairman Lytkowski stated that there would be approximately \$30,000 in property taxes, plus income taxes. Vice Mayor Kurtz stated that it would be a real challenge if it was on Rockside. This property is pretty isolated.

Chairman Lytkowski asked the applicant what he was looking for from the Planning Commission this evening. Mr. Glicksman would like Planning approval. Chairman Lytkowski stated that the applicant does not even have a lot split. Vice Mayor Kurtz stated that the minimum is 10,000 feet by code and a lot split. If the minimum lot area was used, because it's all about land, then not some request of signage at three points in the City, but maybe right in front of the building. The Vice Mayor does not know. Mr. Glicksman stated that they want discreet signage. The Mayor asked if the applicant was looking for identification on Rockside and the other streets. Mr. Glicksman stated that usually the patients know why they are going there and will know where it is. Chairman Lytkowski asked Mr. Glicksman if they will increase the building to 10,000 square feet. Mr. Glicksman stated that they will have to pick up additional space on the side to accommodate that. In terms of the lot split, would that be a problem? The Commission would like to keep the lot as small as possible. Tom Narduzzi stated that he would rather give the applicant a variance and keep the remaining land as big as possible. The Mayor agreed. Mr. Glicksman stated that there is usually no more than 20 patients at the center at one time. A lot of them are dropped off by either a nursing home or some type of

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medical service. Vice Mayor Kurtz stated that some of the parking could be landbanked out by the road with landscaping. That would soften the entire site of the building rather than putting the parking spaces right out. There is a nice row of landscaping. The applicant agreed with the idea. Mr. Davison stated that he would work on that.

The general contractor asked Chairman Lytkowski if the square footage of the canopy would count as actual square footage for the building. The Chairman stated that it would not count.

The Mayor stated that he is concerned about the size of the building compared to the other buildings in that area. This is one of four lots. One is the CNA building, the other is Land Title and then there is going to be a third building on a three acre site. The Mayor is concerned about a smaller building near all these other buildings. The Mayor would certainly welcome the dialysis center. He is just trying to think down the road and how it would be. Most of the buildings in that area are probably 35,000 to 60,000 square feet. All of a sudden there is a 9,000 square foot building. He does not know if that fits. The Mayor is concerned about that. He would like to see additional medical offices being attached to it to make it a more substantial building. He does not know if this is an ultimate use of a prime piece of property. The Mayor knows it is off the beaten path. As the Vice Mayor was talking about doing an extension off of I-77, then it would not be off the beaten path. It would then be a primary area. He does not know if this utilization of the property in this way is the best use for this property. This is the Mayor's opinion.

Chairman Lytkowski asked Assistant Law Director Cornett to craft the motion subject to the 10,000 feet, subject to landbanking, subject to signage not being excessive.

Vice Mayor Kurtz would like to add that the Commission looks at the overall picture of that property. There are some terrain elevation issues, and if they could look at the big picture of that whole area and see as to how it will impact. He cannot visualize the remaining two and half acres. He knows it drops off. Mr. Davison stated that they are accommodating that drop off. The Vice Mayor asked when Mr. Davison prepares the lot split if the Commission can see the big picture. The Chairman agreed. He would like to see all of Acorn over there.

**A motion was made by Tom Narduzzi, seconded by Jack Shallcross, to grant preliminary approval of the medical building, subject to expanding the building to 10,000 square feet, land banking the unnecessary parking spaces, keeping the signage to a minimum, which would be one sign, the review of the Master Plan for the entire area, and subject to the approval of the lot split. Also, keeping the lot at the same footprint as presented.**

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**ROLL CALL: Yeas: Narduzzi, Shallcross, Lytkowski, Kurtz  
Nays: Ramos  
MOTION CARRIED**

Chairman Lytkowski stated that he would like the applicant to check with Davita regarding putting in a second floor. The Vice Mayor wants the applicant to get the information to the Planning Commission Secretary as soon as it is available so that she may distribute it to the members. If there would be any problems with any part of it, the Commission could notify the applicant with their concerns so that the applicant is not spending a lot of time and energy if in fact there are some problems after they have had a chance to look at the impact on the Master Plan for the area.

**Chapter 1143A, Section 1141.021 of the Codified Ordinances** – This would create a zoning code for a senior citizen residential development. Assistant Law Director Cornet stated that essentially what has been introduced is an amendment to the zoning code to create a senior citizen residential development district in a certain area of the City which has been attached as Exhibit “1” to the actual zoning amendment. As everyone knows, this is about senior housing. There was a bid for senior housing along with multi-family housing that went to a public election in the fall. It was unsuccessful. The basis of that ordinance that went to a public election has been put together in this ordinance. However, it has taken out any reference to multi-family housing. As a result of that, it allows the City Council to review it and pass it without providing it to go to a vote of the people. This is essentially just creating an overlay district that would create a development of single family homes that would be senior housing homes. It would be restricted to at least one person in the home being 55 years or older. It is subject to all of the different conditions that are put forth in these proposed zoning amendments. This is a very preliminary plan, and he cannot stress that enough. The City’s Land Planner, Jeff Markley, needs to review this. This is a rough draft that is for everyone to read and comment on. All the specific details will still need to be worked out.

Chairman Lytkowski stated that the Commission will not take any action tonight. A public hearing has been scheduled for April 17, 2007. The Chairman asked how everyone will be notified about that public hearing. The Mayor stated that it is a City wide thing so notices are not sent out. They put it on the Public Service Announcements. The Mayor also believes they were going to put it in the community newsletter. Council runs that public hearing.

Ray Putka of Kingscote asked if this was voted down by the residents of Independence, why is it going to be brought up again to not be voted on again? Assistant Law Director Cornett stated that this is actually a different ordinance than the one that was voted down.

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What was voted down contained a portion or provision that provided for multi-family housing, which is essentially a multi-unit building, somewhat similar to apartment living. Based on that fact, it had to go to a vote of the people, based on the City charter. That is no longer a part or provision of this ordinance. Ultimately, it is up for everyone to comment on and to decide whether or not if this should go forward. Mr. Putka asked if the residents would be notified of the next meeting. Chairman Lytkowski stated that the public hearing has already been set. The Vice Mayor stated that it has been set for the 17<sup>th</sup> of April. It is the third Tuesday. The public hearing was set for 5:00 p.m. Chairman Lytkowski stated that it was not very convenient for the residents. Council set the hearing for 5:00 p.m.

Karen Griffith stated that there are residents that work, and since this affects all of Independence, why should a certain group of people dictate the time. Assistant Law Director Cornett stated that the public hearing has already been noticed. As of now, in order to change the time frame, it would have to be re-noticed. It would have to be set for another 30 days. The Mayor stated that this ordinance will certainly have an effect on Independence; and consequently, he does not think that the Council will be acting on this very quickly. The Mayor thinks they will have a public hearing on the 17<sup>th</sup> because they have to do it since it was publicized. He is sure that Council will have no objections scheduling a more convenient public hearing and giving out a little more notice for the people to come in and speak for and against the issue. The Mayor will ask Council to schedule another public hearing to provide everyone an opportunity and the residents have the Mayor's word that the residents will be given an opportunity to be heard on this ordinance.

Chairman Lytkowski stated that, for the record, if they have the public hearing on April 17<sup>th</sup>, no action will be taken. The Vice Mayor stated that no action will be taken. Chairman Lytkowski asked how they will have another public hearing if there will be no action taken. The Mayor stated that it is placed on first ordinance. Secondly, Council does not adopt anything on the date of the public hearing. There is nothing preventing Council from delaying this until they have a public hearing. Do you really think Council will act on this without giving the people an opportunity to be heard, do you really think that is going to happen? The Mayor stated he doesn't think so. Chairman Lytkowski stated that he hopes not.

Jim Marse of Hillside Road spoke. He has two questions. Can the Law Director define who is bringing this proposal? Assistant Law Director Cornett stated that there was an ordinance introduced. It was introduced by Mayor Ramos, Councilpersons Chichocki, Grendel and Klepacz. The second question he had was if the district could be defined the district by parcel or plat? Assistant Law Director Cornett stated that currently it is an

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overlay district. The Mayor stated that there is a map. It was not included in the Agenda tonight. Mr. Marse wants to know if that would be provided at the meeting. The Mayor stated that the map can be made part of the attachment. Vice Mayor Kurtz stated that there should be reference copies in the back the night of the public hearing. The Vice Mayor is not sure because the City Planner has not looked at this yet. It is a process and takes some time.

David Faenrich of 8215 Stone Road spoke. If he heard the Law Director correctly, on the ballot in the fall was a vote for multi-family housing correct? Now this ordinance has wording deleting that. Assistant Law Director Cornett stated that there isn't any wording deleting multi-family housing. Essentially, it does not include multi-family housing. It does not allow any type of multi-family housing unit. It does not allow for any type of building, etc. to be a multi-family unit. Mr. Faenrich stated that because it does not incorporate multi-family housing, it is not something that has to be voted on by the residents? Assistant Law Director Cornett stated that essentially it is a general zoning ordinance such that Council votes on all the time. Regardless of the fact that it may be senior housing, it is a general zoning amendment to the zoning code. Based on that fact, and based on what is allowed through the City's charter, it goes through the normal process of whether of having Council approve and vote on it before it becomes enacted in the City's ordinances. The difference with multi-family housing is the fact that it was in the charter, and it is based in the charter that any type of zoning ordinances or amendments that deal with multi-family housing must go to the vote of the people. He thinks it was enacted as part of the City charter back in 1980. Mr. Faenrich stated that it almost seems like a way around it. You can change the wording (inaudible). On the surface, it is what it looks like.

Another resident spoke. He wanted to make sure that he understands that the meeting is going to on the 17<sup>th</sup>. The public hearing will be on the 17<sup>th</sup>, and the Mayor has promised that Council will not take any action until people who work like himself and his wife at 5:00 p.m. have a chance to voice their concerns. The Mayor agreed. Chairman Lytkowski stated that there will be another public hearing with regard to the matter. Vice Mayor Kurtz stated that he will not be taking any action on the matter on the 17<sup>th</sup>.

Cathy Marse asked if there was any proposal as to the size of the buildings, how many will be on the land. The Mayor will ask Ron White to make a copy of the ordinance and pass it out to the people in the audience. It specifies the size of the units, how many units per acre, how much green space and everything else like that.

Dave Feinrich stated that what would concern him as a resident or a senior citizen would be that it seems like there is an awful lot in place already. There are already plans and

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sizes. He cannot speak for the senior citizens, but are they going to have an input? Mr. Feinrich asked Mr. John Nicaastro about his feelings with regard to that. Is there a Senior Citizen Committee that does not look into the senior housing? Do they know about it? Mayor Ramos stated that the Senior Coalition has been very involved. As a matter of fact, it is at their insistence that this ordinance is getting introduced. So consequently, the Mayor needs to clarify this. This is not coming out of the back room or anything like that. This has been in response to the Senior Coalition who has asked them to introduce senior housing to Council. The objection has been that the Mayor has heard over the years, is that people do not want multi-family housing. They don't want any type of apartments, they don't want any type of rental units. They want to make sure that these units are owner occupied. There are many of the seniors who are in homes 2,500, 3,000 or 4,000 square feet on half acre, acre or 5 acre lots that are not able to take care of their homes. Unfortunately, the Mayor is getting calls because of a maintenance type of issue. All this is doing is providing an option for seniors to remain in town in an owner occupied unit; a unit that is designed for the handicapped, a unit that is designed so that there are no stairs to climb, a maintenance free unit. That is the issue before Council right now. Mr. Feinrich stated that he has several neighbors who are senior citizens who were unaware of this. That is his concern. The Mayor thinks that this type of ordinance will not be passed overnight. It will be left open for debate. It is a draft copy, and is a very rough draft copy of an ordinance. It is important that they get public input. Based upon the public input, it will be Council's decision whether or not to adopt this type of zoning regulation. If it doesn't get four votes on Council, it is not going to happen.

Chairman Lytkowski would like to clarify one comment and wanted Assistant Law Director Cornett's help. Does Planning Commission get to vote on this before Council? Assistant Law Director Cornett stated "yes". Because what happens is that even though the public hearing can go forward if it is not approved by Planning Commission; it must be sent to the Planning Commission prior to going to Council.

Pamela Ziss spoke. She thanked the Commission for offering an option and date for the public hearing. She would like to get an idea of a date. Mayor Ramos stated that he cannot give another date. It probably would not be set until after the 17<sup>th</sup>. It depends upon everyone's schedule. He can assure her that it will be scheduled later in the evening; probably about 7:00 or 7:30 p.m. It won't be scheduled on a Friday or Saturday. They will try to schedule it on a date that is convenient for people. Once again, this is not something that is trying to be sneaked through or anything like that. First of all, the Mayor thinks it is important to get public input or public concern. What the concerns are, and if those concerns could be worked out. If it could be something the community could support. It is important that the community support this. If the community doesn't

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support it, that is a different story. The only way for them to gauge whether the community supports this is to have public hearings and listening to what people's comments are. The Mayor does not know when the date would be, but it would probably be sometime in May and in the evening.

Mr. Faenrich was just concerned that over the years there have been a number of different sites for senior housing on the ballot. He would like to know how it was determined. The Mayor stated that first of all it wasn't determined right away. What happened was that several years ago, and the Mayor doesn't know if it was during his term or Greg's term, they had a study done. They formed a citizens committee that looked at several sites. They looked at the entire City to determine what the best sites would be. The Mayor believes that these sites were probably one or two on the top as the number of sites. The Mayor thinks John Nicasastro was Chairman of that committee. Consequently, these sites were discussed probably at the last three ballot issues. It was discussed prior to that time. The Mayor believes that in 1998 or 1999 this site was talked about as a senior housing site. This has been kicked around for awhile. When they started looking at sites, they looked at something centrally located, convenient to the churches and transit systems, that type of thing. That is how it came about. Mr. Faenrich stated that he is not against senior housing. Chairman Lytkowski stated that no one is against senior housing. Vice Mayor Kurtz stated that no one is against senior housing.

**There being no further comments or business, a motion was made by Chairman Lytkowski, and approved by the Commission, to adjourn the meeting at 8:32 p.m.**

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**Dale Lytkowski, Chairman**

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**Debi Beal, Planning Commission Clerk**

Minutes unapproved at Time Released 4/10/07

