

CITY OF CERES  
PLANNING COMMISSION  
MINUTES

September 8, 2009

**MEETING CALLED TO ORDER:** 6:00 p.m.

**ROLL CALL:**

**PRESENT:** Del Nero, Kachel, Kline, Smith, Williams

**ABSENT:** None

**ALSO PRESENT:** Interim Development Services Director/City Engineer Glenn Gebhardt, Interim City Planner Tom Westbrook, City Attorney Mike Lyons, Associate Planner James Michaels, Administrative Secretary Linda Ryno

**PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was led by Chairperson Williams.

**APPROVAL OF MINUTES:**

1. June 1, 2009
2. August 31, 2009
3. August 17, 2009

It was moved by Commissioner Kline, seconded by Commissioner Kachel, to approve the minutes as presented. Carried 5/0.

**CONFLICT OF INTEREST DECLARATION:**

None

**CITIZEN COMMUNICATION:**

None

**APPROVAL OF AGENDA AS POSTED (OR AMENDED) AND  
CERTIFICATION OF POSTING:**

It was moved by Commissioner Smith, seconded by Commissioner Kline, to approve the agenda as posted. Carried 5/0.

**NEW BUSINESS:**

4. Public hearing to consider Conditional Use Permit 08-27 to allow the construction of a 47,348 square foot building for the development of a 175-bed rehabilitation and nursing facility at 1930 E. Hatch Road.

Associate Planner Michaels gave a report, including the new site plan submitted by the architect at the meeting.

Chairperson Williams asked where the masonry wall mentioned on page 58 will be located. Associate Planner Michaels pointed to the area on the site map.

Commissioner Kline asked why, if the main entrance is on the north end of the property, why the majority of the parking is on the south end? Associate Planner Michaels responded that the parking on the southern end of the parcel was intended for employees. Mr. Michaels further commented that the approximately 60 spaces on the north side are intended for visitors to the rehabilitation facility as well as for customers of the existing medical office building.

Commissioner Del Nero commented that a traffic study wasn't needed and Associate Planner Michaels confirmed that it wasn't required based on the ITE Manual.

Commissioner Kachel commented that he hoped consideration was given to existing traffic congestion near the charter school and that he hoped that day shift at the rehabilitation facility would not fall within that time parameter.

The public hearing was opened at 6:13 p.m.

Gary Rodgers, the architect, thanked staff for being so easy to work with. Mr. Rodgers answered some of the Commission's earlier questions as well as commenting on other items:

- Staff at the rehabilitation center will be working 12 hour shifts; 6 – 6.
- Most of staff parking is in one area to discourage vandalism;
- 35 parking spaces in the front are intended for the existing medical office and 30 for visitors to the rehabilitation center.
- The facility will provide at least 130 job-4.5-5 million in staff salaries;
- Have worked with staff regarding a potential water shortage that they can resolve by placing water storage tanks on-site.

Commissioner Kline asked Mr. Rodgers if he had discussed with staff where the water storage tanks would be located on-site. Mr. Rodgers pointed to the northwest corner of the property and said it would be painted and landscaped and wouldn't be visible from Hatch Road.

Jody Mikesell, of the architect's office, briefly spoke to the Commission regarding the existing medical office being upgraded to match the new facility.

Nirmai Rai, one of the owners, addressed the Commission and explained that the facility is intended to be both short-term and permanent care facility.

Chairperson Williams asked Mr. Rodgers about the water storage tanks and his comment that they may not be needed.

Interim Director Gebhardt responded that at the time of application submittal, the City was struggling with water pressure, but now is in the process of putting three wells on line that should relieve the issue.

The public hearing was closed at 6:37 p.m.

Interim City Planner Westbrook responded that while Mr. Rodgers said they may want to add another building in the future, it is not possible under the existing Zoning Ordinance.

Commissioner Smith asked if the landscaping as proposed is acceptable in spite of the conditions in the resolution?

Interim City Planner Westbrook responded that the area is over parked by 40 spaces and if the applicant wants to have those two landscape areas, staff would not oppose it although the condition doesn't read that way; it states that the areas are switched out.

Commissioner Smith asked if they can accept the condition as written and can staff make the change administratively.

Interim City Planner Westbrook responded that if the Commission desires, staff can make the change accordingly as proposed by the applicant.

Commissioner Kline asked about condition e on page 17, underground of existing overhead utility lines. Interim City Planner Westbrook responded that given all the surrounding overhead utility lines, it is not expected that Dr. Rai will underground his; Dr. Rai can sign a deferral agreement and if the City doesn't underground the poles within 10 years, the requirement isn't valid.

It was moved by Commissioner Kachel, seconded by Commissioner Kline, to adopt PC Resolution 09-24 adopting a Mitigated Negative Declaration and adopt PC Resolution 09-25, approving 08-27 CUP. Carried 5/0.

**PUBLIC MEETING:**

None

**UNFINISHED BUSINESS:**

None

**MATTER INITIATED BY PLANNING COMMISSION AND STAFF**

None

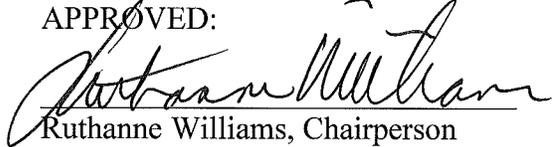
**REPORTS:**

Commissioner Smith advised the Commission that she may have a scheduling conflict for the next meeting of September 21 and that she will advise staff if she does.

**ADJOURNMENT:**

The Commission adjourned at 6:46 p.m. to the next regularly scheduled meeting of September 21, 2009.

APPROVED:

  
Ruthanne Williams, Chairperson

ATTEST:

  
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Tom Westbrook, Interim Secretary