

City of Montgomery
City Council Public Hearing Minutes
June 4, 2019

Present

Brian Riblet, City Manager
Terry Donnellon, Law Director
John Crowell, Police Chief
Gary Heitkamp, Public Works Director
Tracy Roblero, Community Development Director
Matthew Vanderhorst, Community and Information Services Director
Ben Shapiro, Assistant Fire Chief
Katie Smiddy, Finance Director
Faith Lynch, Community Engagement Coordinator
Connie Gaylor, Clerk of Council

City Council Members Present

Chris Dobrozsi, Mayor
Lynda Roesch, Vice Mayor
Lee Ann Bissmeyer
Mike Cappel
Gerri Harbison
Craig Margolis
Ken Suer

City Council convened in Council Chambers at 6:45 p.m. with Mayor Dobrozsi presiding, to consider a request from Life Enriching Communities for the expansion of the conditional use permit to allow for the construction of three small additions on the Twin Lakes Senior Living Community Main Campus at 9840 Montgomery Road.

Ms. Roblero explained that this public hearing is being held to consider a request from Life Enriching Communities for the expansion of the conditional use permit to allow for the construction of three small additions on the Twin Lakes Senior Living Community Main Campus at 9840 Montgomery Road.

She explained that the applicant, who was present at the meeting, is proposing to construct three, two-story additions totaling approximately 11,473 square feet (approximately 5,737 square foot footprint). The new additions would add 16 Memory Support and Assisted Living units and are part of an overall improvement plan. The proposed additions would match the existing building regarding building materials as well as scale and massing. As part of the addition, two parking spaces would be eliminated with no other changes proposed to the parking area.

Ms. Roblero stated that the Planning Commission heard the case on April 22, 2019 for an expansion of the conditional use permit and the Final Development Site Plan Approval. After discussing the revised plans and hearing testimony, the Planning Commission voted to recommend approval of the expansion of the conditional use permit and approve the Final Development Plan with conditions unanimously. The conditions as recommended by the Planning Commission are shown below:

- Final stormwater calculations and plans be reviewed and approved by the City Engineer.
- Final location of utilities be reviewed and approved by the City Engineer.
- Any new lighting to be in compliance with the Zoning Code and to be reviewed and approved by Staff prior to installation.

Ms. Roblero explained that the proposed small additions have a minimal impact on the overall campus and/or surrounding properties; however, it will allow Twin Lakes to better serve the current and future needs of their residents with the addition of 16 Memory Care and Assisted Living units. The project does result in a very minor decrease in parking of two spaces; however, the applicant has shown that the increase in parking demand due to the additions is minor and the site can accommodate the parking demand despite the minor reduction in spaces. She stated that Staff is in support of the recommendation of the Planning Commission.

Mike Cope, Director of Facilities at Twin Lakes thanks City Council, Planning Commission and staff for their efforts and consideration. He stated that he and the staff at Twin Lakes are excited to move forward with the project if approved.

Mr. Suer asked Mr. Cope if the three conditions could be easily addressed.

Mr. Cope stated that they could be.

Mayor Dobrozsi asked City Council if there were any further questions. There were none. He explained the options that Council has in consideration of this request.

Mr. Cappel made a motion to approve the recommendation of the Planning Commission for the expansion of the conditional use permit to allow for the construction of three small additions on the Twin Lakes Senior Living Community Main Campus. Mr. Margolis seconded.

The roll was called and showed the following vote:

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| AYE: Cappel, Bissmeyer, Harbison, Dobrozsi, Roesch, Suer, Margolis | (7) |
| NAY: | (0) |
| ABSENT: | (0) |

Mayor Dobrozsi asked if there was any further business to be heard in the Public Hearing. There being none she asked for a motion to adjourn from the Public Hearing.

Mr. Cappel made a motion to adjourn from the Public Hearing. Mr. Margolis seconded. City Council unanimously agreed.

The meeting was adjourned at 6:54 p.m.



Connie Gaylor, Clerk of Council