

LIBERTY TOWNSHIP ZONING COMMISSION
September 20, 2019
6:00 PM
MEETING MINUTES

The Zoning Commission was called to order at 5962 Hamilton Mason Road at 6:05 P.M. by Chairman Forrest Holger. The Pledge of Allegiance was recited by those in attendance.

Upon call of the roll, members in attendance were Forrest Holger, James Dobrozsi, Mike Dunn, Michael Stater and Michael Ward. Staff members Bryan Behrmann (Director) and Mark Elma (Senior Planner) were also in attendance.

Mr. Holger reviewed the procedures of the hearing and performed a group swearing in.

Mr. Holger called for case **ZC19-0023: Everest Rehabilitation Hospital Overlay District Review**

Mr. Elma presented the staff report, PowerPoint presentation and case materials.

Mr. Holger Asked to hear from the applicant.

Jarad Garner 111 S. Kentucky St. McKinney Texas presented the development plans and details about the site plan and building orientation.

Mr. Stater asked what is the capacity of the hospital and average length of stay for the patients. Mr. Garner respond 100 patients with an average stay of 2 weeks.

Mr. Stater asked if Everest had other facilities in suburban areas. Mr. Garner responded yes they do.

Mr. Ward asked the applicant if the architecture for all the buildings across the country was the same. Mr. Garner respond yes, they like to keep their building appearance the same for brand identity.

Mr. Holger followed up by asking if changes have been made to the building facades in other cities. Mr. Garner responded yes.

Discussion continued about the building material variance request, the applicant went into further detail about which face of the building would be facing the major road. The board sited other health care facilities in the area that were held to the 50% brick or natural stone requirement and asked the applicant if there was a hardship requiring the variance.

Mr. Garner replied no.

Mr. Holger asked if there was anyone to speak as an opponent of this case. No one spoke

Mr. Holger asked if there was anyone to speak in favor of the application

Mr. Holger asked if there was anyone to speak as a neutral party of this of this case. No one spoke

Mr. Dunn asked if the adjoining property owner was present at the meeting

Matt Hawkins 7813 Bethany Road spoke and said he did not have an issue with the facility being next to his property. He agreed the buffer variance from his property was reasonable given the site design.

Mr. Holger asked if there was a motion to close the public hearing.

Mr. Ward made a motion to **CLOSE THE PUBLIC HEARING**. Mr. Dunn seconded. Upon the call of the roll, the motion passed. **PUBLIC HEARING CLOSED**.

Mr. Holger asked the board if they had any comments about the building variance requests.

Mr. Dunn commented that the buffer from the residential use to the east made sense, and commented that the owner of the house did not have an opposition to the proposed use. The other board members agreed. Discussion continued about the variance on the building materials. The Board felt the variance was not necessary and the applicant should meet the 50% brick and stone requirement. The board also stated Everest was the first proposed commercial building along the new Cox Road extension and all other developments would look to them as what is allowed and not allowed.

Mr. Holger asked for a motion on this case.

Mr. Dobrozsi made a motion to **approve** the buffer variance request and **deny** the building materials variance request for Case ZC19-023, Mr. Ward Seconded. Upon call of the roll: Mr. Holger – yes; Mr. Dobrozsi – yes; Mr. Dunn – Yes; Mr. Stater –Yes Mr. Ward - Yes; Motion approved 5-0

Holger called for the next item on the agenda, the approval of the meeting minutes from the April 15, 2019. Mr. Holger stated that there is not a quorum of members present at that meeting (Mr. Holger and Mr. Dobrozsi were the only two members present in April). Approval of the April minutes would have to be postponed until Mr. Mital or Mr. Bradshaw could attend. Approval was tabled until the next meeting.

Mr. Holger called for the next item on the agenda of the approval of the Meeting Minutes and Notice of Decisions for August 19, 2019

Mr. Holger asked if anyone had any modifications. Mr. Stater stated he name was misspelled on all the Notice of Decisions. Mr. Elma stated he would correct. Approval was tabled until the next meeting.

Holger asked if there was any other new business. No new Business.

Mr. Dobrozsi made a motion to **ADJOURN ZONING COMMISSION MEETING**. The motion passed unanimously and **ZONING COMMISSION MEETING ADJOURNED**.

Respectfully submitted,

Forrest Holger, Chairman

Mark Elma, Secretary