

January 4, 2016, Public Hearing

The Clarion Borough Housing and Zoning Committee held a Public Hearing on January 4, 2016, at 6:15 p.m. in the Assembly Room of the Clarion Free Library, the purpose of the hearing was to receive public comments regarding a conditional use request from Kelley Coey, representative of the Hudson Assets Advisors LP, for a Senior Development as per Article IV-Specific Criteria, Section 430, Senior Development, and Table of Uses of the Clarion Borough Zoning Ordinance as amended by Ordinance #2015-810 to be located on a vacant lot at South Fifth Avenue.

A list of those people in attendance is attached to the Official File Copy of these minutes.

Ms. Lapinto called the meeting to order at 6:15 p.m.

Ms. Lapinto introduced Ms. Kelley Coey and asked her to make a presentation.

Ms. Coey, representing the Hudson Company, stated the proposed project is for a senior housing project with 48 units, all 1-bedroom apartments. Referring to the preliminary drawing of the building, Ms. Coey commented it will be three stories in the front, which is along Fifth Avenue. The lower level will only be half usable and will be a walk out. The supportive services and property manager's office will be located on that level. In addition to the 48, 1-bedroom apartments, there are also 6 that are handicap accessible. Ms. Coey informed everyone the following amenities will be located at this building: a large front porch for outdoor gathers, a community room in the building, a fitness room, library/computer room, a smart classroom where residents will be able to continue his/her educational classes for continuing education and enrichment services for seniors, and a laundry room. Hudson Company will also be partnering with Primary Health Network, who will be providing people with health coaches. Ms. Coey reported the project will incorporate Enterprise Green Community, meaning the site will have green features for storm water and zero energy for the building itself. As far as zoning, the Borough has indicated the zoning criteria are met for the MU District. There will be a property manager and support services provider on staff part-time. Ms. Coey asked for any questions.

Ms. Lapinto asked anyone wishing to ask any questions or give comments to state his/her name and address for the record.

Mr. Dana Troese, 180 South 6<sup>th</sup> Avenue, stated he lives on the alley across from where the building will be located and inquired where the main entrance to the building will be located.

Ms. Coey indicated on the drawing that the main entrance will be located on the back side of the building, which faces Center Place. Motorists will pull into the parking lot from South Fifth Avenue, park, and enter in the back. At the front corner of the building, there will be an entry for pedestrians. To the south of the building is where the main parking lot will be located, and a small lot in the back facing the alley will be for overflow parking.

Mr. Troese asked if the guests will be monitored.

Ms. Coey stated yes.

In reference to water, Mr. Troese informed Ms. Coey there is a big problem with water coming down Center Place alley. This occurs every time it rains very, very hard. The whole road is washed out, and there has been little success in getting that dealt with. This is something the architects should be brought aware of when they design for storm water.

Ms. Coey stated there have already been preliminary discussions on how to handle storm water. The plan will be split; the building water will be directed to one way and the parking lot water will be directed to an underground storage tank. The pre-storm water cannot be exceeded.

Ms. Lapinto reported the Borough just completed the storm water project at Center Place and South Street so Mr. Troese should notice a difference.

Secretary Hall agreed EADS, the Borough's engineer, designed that and it was completed before Christmas.

Ms. Coey stated that's who Hudson Company is going to use.

Mr. Troese questioned if there will be any access to the property from the alleyway? A lot of people use that alley, which is very narrow, and speed is a problem.

Mr. Coey commented no. That area will be used for overflow parking. Clarion Borough's requirement for parking is a lot more than they are used to dealing with and so the required parking will be met in the back part.

Mr. Troese asked if Clarion Borough needs more senior housing?

Ms. Coey stressed it is. A professional market study will be done later on, but an in-house study indicates there is a great need. This senior housing project will strictly serve senior 62+ years.

Mr. Troese inquired what makes this particular spot so appealing for Ms. Coey's company? The Fifth Avenue Corridor has always been a mess and strides are being taken to improve it as far as busing and so forth but there are no sidewalks along that area.

Ms. Coey stated the walkability, access to busing, amenities around town, and the available land and correct zoning district made this a viable site for Hudson Company to select. They are still working with the bus company to add a stop at the housing project for residents that do not drive or have a vehicle. Sidewalks will be constructed down to Comet. Ms. Coey pointed

out there will be an indoor trash room where the garbage will be compacted and put into regular site trash totes with flip lids. Then on trash day, they will be wheeled out for collection.

Ms. Maggie Karns, 177 South Fifth Avenue, commented her property is right against this parcel. When the surveyors were surveying, they were on her property also. Ms. Karns asked how close they will be to her property?

Ms. Coey stated they shouldn't have been on her property. The parking lot will be next to her property but there is a 10' setback along the row or parking. This preliminary sketch doesn't show the exact landscape plans, but future landscaping will include shrubs and trees.

Ms. Karns noted that spot between the two properties is very dippy, wet, and swampy and asked if that will be handled?

Ms. Coey reported they may have to approach Ms. Karns in order to ask permission to prepare the grade properly and plant in that area but nothing will be on her property. If it's constructed properly, the drainage will be diverted from her property.

Mr. Scott Sharrar, Zoning Officer, indicated the company will have to install a curb along that parking lot so the water does not run onto Ms. Karns' property.

Mr. Troese questioned if the traffic in and out of Fifth Avenue will be minimal?

Ms. Coey stated yes. It's not a shopping center that may have high volume traffic. There is only one entrance from Fifth Avenue.

Mr. Sharrar commented the Borough did not want them to put an entrance on the back side by the alley. People would have used that as a short cut.

Ms. Lapinto asked for any other questions? There were none. Ms. Lapinto asked for questions or comments from Councilmembers? There were none.

Ms. Coey brought a colored picture of the proposed building, which will be brick. It's not exact, as the color did not come out right. Ms. Coey provided Councilmembers with a copy.

Hearing no other questions or comments, Ms. Lapinto adjourned the Public Hearing at 6:32 p.m. with action to be taken after the regular Council Meeting at 7 p.m. This item has been moved to the top of the agenda for discussion and action.

---

Mark E. Hall, Borough Secretary