

The Olmsted Township Zoning Commission meeting of April 27, 2005 was called to order at 7:00 p.m. Present were Chairman John Lavelle, Richard Gebhard, Steven Kilo and Ronald Campanalie. Also present was Secretary Tammy Tabor and Building Commissioner Keith Foulkes.

Mr. Lavelle moved to approve the minutes of January 26, 2005 as submitted. Seconded by Mr. Campanalie. Roll call, Mr. Kilo abstained, Mr. Lavelle –yes, Mr. Campanalie-yes, Mr. Gebhard – yes.

Mr. Lavelle moved to approve the minutes of the March 23, 2005 meeting. Seconded by Mr. Gebhard. Mr. Lavelle, abstained, Mr. Campanalie –yes, Mr. Gebhard-yes, Mr. Kilo-abstained.

Mr. Lavelle moved to approve the minutes of November 23, 2005 as submitted. Seconded by Mr. Campanalie. Roll call, all approved.

Mr. Lavelle moved to approve the minutes of December 14, 2005 as submitted. Seconded by Mr. Campanalie. Roll call, Mr. Lavelle-yes, Mr. Kilo-yes, Mr. Campanalie-yes, Mr. Gebhard- abstained.

Mr. Lavelle stated that the public hearing for the application submitted by Mr. Berg for the Lazer Wash project will be continued until additional information is provided.

Landings of Timber Lakes Sign approval

Mr. Lavelle asked if anyone was present representing the Landings of Timber Lakes. Chuck Zunt was present representing Gill Construction. Mr. Zunt stated that they would like a sign to be placed at the site if the Landings of Timber Lakes subdivision in Woodgate Farms. The sign is proposed to be placed on Schady Road. Mr. Zunt stated that the sign is proposed for 4 foot x 8 foot and would be temporary until the construction is complete. Mr. Lavelle asked if the sign complies with the Olmsted Township Zoning Resolution. Mr. Foulkes stated that The Olmsted Township Zoning Resolution section 320.04 states that the maximum size is 30 square feet. Mr. Zunt stated that the signs could be changed to be no larger than 30 square feet. Mr. Lavelle moved to approve the application to permit 2 signs, 1 at each entrance, not to exceed 30 square feet. Seconded by Mr. Gebhard. Roll call, all approved.

Strickland Ice Cream Sign Approval

Mr. Lavelle asked for a representative from Strickland. No one was present. Mr. Lavelle stated that the applicant has changed the plan for the sign that will not exceed the height of the building. Mr. Gebhard stated that the size of the sign complies with the zoning resolution. Mr. Lavelle moved to approve the application with the provision that the sign does not exceed the height of the roof line. Seconded by Mr. Gebhard. Roll call, all approved.

Cook Road Investments-Preliminary Development Plan- Arbors of Olmsted

David Conwill was present representing Cook Road Investments. Mr. Conwill presented a preliminary plan for the apartments proposed for parcel nos. 264-05-002 & 264-05-015, located on the north side of Cook Rd. Mr. Conwill stated that he is requesting preliminary approval for the site layout and landscaping and buffering plans. Mr. Conwill stated that all of the units will be ranch style apartments with individual garages, driveways and entrances. Some units will have 1 car garages and others will have 2 car garages. Mr. Conwill stated that he is interested in the Board's approval of the design and layout of the proposed development and the buffering of the surrounding properties. Mr. Conwill stated that there will be extensive buffering for the properties that are south of the development. The developer is proposing an 80 foot buffer along the existing single family homes on Cook Rd. The buffering will consist of mounds with plantings and existing trees will remain as buffers along other areas of the development.

Mr. Conwill stated that the roads will be private and totally maintained by the management company. Lawn maintenance and trash removal will be done by the management company. There will be at least 2 parking spaces per unit and some will have 3-4 parking spaces. There will be

some off street parking spaces available in the development for visitors. Parking on the roadways will not be permitted.

Mr. Gebhard asked if the development would be age restricted. Mr. Conwill stated that the Federal Government has strict rules and regulations for age restricted housing. Mr. Conwill stated that the rules and regulations are not conducive to children. Swing sets, basket ball hoops, sandboxes are not permitted. The cost and size of the apartments are not designed for families with children. The deed restriction on this property allow for a maximum of 3 residents per unit.

Mr. Lavelle asked how the street lighting will be done. Mr. Lavelle stated that he did not want lighting to infringe on the existing homes. Mr. Conwill stated that each unit will have a light on the garage and street lamps will be placed throughout the development. Soft lighting will be used, the Illuminating Company usually states the type of lighting required. Mr. Conwill stated that he can provide photos of other similar projects in Wooster and Elyria that will have similar lighting.

Mr. Campanalie stated that regarding the deed restrictions, the Township has the authority but not the obligation to enforce those restrictions. Mr. Lavelle stated that the deed restrictions were drawn up by the Township's legal council and were approved by all parties. If the Township should receive complaints, they may choose at that time to investigate the complaint.

Ron Azzari, Cook Rd., does not like this development. He feels that it is the first entrance to the Township and these will be rental units. Mr. Azzari stated that the home values will go down and he does not want to live next to an apartment complex. Mr. Azzari stated that he feels the development will cause more problems for the police department.

Mr. Lavelle stated that the property owner has the right to develop his land. The request for commercial development was turned down due to the requests of the neighbors. The applicant has requested a residential use. The surrounding properties of North Olmsted and North Ridgeville are zoned for commercial uses. The construction of apartments on that property will provide a buffer between the existing residents and the possible commercial development in the surrounding communities.

Mr. Azzari stated that the Township is not allowing the rural character of the Township to remain. Mr. Campanalie stated that the Township is no longer a rural area. The installation of utilities as well as water and sewer to many areas of the Township have created a more urban township.

Mr. Azzari stated that apartments generally have an 80% occupancy rate. Mr. Conwill stated that they have 100% occupancy in the existing projects that are completed. Mr. Azzari stated that the horses that are on the property now have never given him a problem in 28 years.

Mr. Lavelle asked what the cost to rent the apartments is. Mr. Conwill stated that the approximate cost of a 1 bedroom will be \$800.00, a 2 bedroom will be \$850.00 and a 2 Bedroom with a loft will be \$900.00. The density that will be on this property is much less than other RMF-A developments. Mr. Azzari stated that he wants the rural atmosphere to remain. Mr. Campanalie stated that the only area of the Township that remains rural is on the east end near Lewis, Nobottom and Barrett Roads. The rest of the Township will be built out soon. Mr. Lavelle stated that once the utilities have been installed, development soon follows.

Mr. Azzari asked what the time frame is for water and sewer to be installed. Mr. Conwill stated that the Cuyahoga County Engineer decides when the utilities will be installed. The water and sewer are currently available 300 feet to the east. Mr. Lavelle stated that the time frame for the JEDD should be approximately 2 years.

Chris Stuhm asked if the developer had considered well and septic for this project. Mr. Conwill stated that the EPA has very strict regulations for septic systems and are very hesitant to issue septic systems.

Debbie Stuhm asked when they would like to begin the project. Mr. Conwill stated that they would like to break ground this year.

Mr. Azzari asked who would manage the rentals. Mr. Conwill stated that they would like to hire an on site couple that would manage the leasing and maintenance of the site. There would be no additional service burden to the Township. Police and Fire would be the only Township services provided to the development.

Debbie Stuhm asked what will happen to the wetlands. Mr. Conwill stated that whatever the Army Corps of Engineers permitted would be done. If they feel that the development would infringe on the wetlands they would require wetlands mitigation or not permit development in the area. Mr. Stuhm asked what would happen to the creek. Many of the septic systems drain to the creek. Mr. Conwill stated that whatever the Cuyahoga County Engineer required would be done.

Mr. Foulkes stated that if there are existing easements that the developer would need to provide for those easements.

Mr. Stuhm asked if there will be sidewalks in the development. Mr. Lavelle stated that there will not be sidewalks along the right of way, they are not required in RMF-A districts.

Mr. Lavelle asked for any further questions. Hearing none Mr. Lavelle moved to approve Resolution B-05, preliminary development plan for the Arbors of Olmsted Apartment site. Seconded by Mr. Gebhard Roll call, all approved.

Mr. Lavelle moved to close the public hearing for Resolution B-05 and reopen the regular meeting. Seconded by Mr. Campanalie. Roll call, all approved.

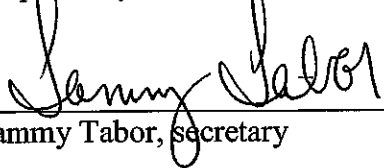
Mr. Lavelle stated that Sharp Development has proposed putting sidewalks on the north side of Schady Road east of Stearns Road. Mr. Lavelle stated that CCPC has required Sharp Development to install sidewalks along the right of way that borders Schady Road. Sharp Development is proposing the sidewalks on the north side of Schady since the ditches and the right of way on the south side will not allow for sidewalks on the south side. After lengthy discussion the Board decided that the placement of sidewalks on the north side of Schady Road would be acceptable. Mr. Lavelle moved to approve the request for an alternate location for sidewalks on the north side of Schady Road with the following provisions;

1. a crosswalk will be placed at the intersection of Schady and Stearns Roads.
2. the sidewalk will connect to the sidewalk in front of Westfield Park

Seconded by Mr. Gebhard. Roll call, all approved.

Mr. Lavelle moved to adjourn at 8:10 p.m. Seconded by Mr. Campanalie. Roll call, all approved.

Respectfully submitted,



Tammy Tabor, Secretary



John Lavelle, Chairman

9/28/05
Date