

The Olmsted Township Zoning Commission regular meeting of April 24, 2002 was called to order at 7:30 PM. Present were Ryan Thomas, Jerry Gobble, John Lavelle and Richard Gebhard. Also present were Secretary Tammy Tabor and Assistant Zoning Inspector Ron Campanalie. The minutes of the previous meetings will be held until the next meeting.

Board Reorganization

Mr. Gobble moved to appoint John Lavelle as chairman. Seconded by Mr. Thomas. Roll call all approved. Mr. Lavelle moved to appoint Ryan Thomas as Vice Chairman until the end of his term, August 1, 2002. Seconded by Mr. Thomas. Roll call, Mr. Gebhart-yes, Mr. Lavelle-yes, Mr. Thomas-yes, Mr. Gobble - no.

Mr. Witherspoon arrived at 7:40 P.M.

Ryan Homes sign application

Meredith Lanier was present representing Ryan Homes. Ms. Lanier stated that the sign would be placed on the Westfield Park site on Schady Road. Mr. Thomas asked how long the sign would be placed at the site. Ms. Lanier stated approximately 2 years, or until all of the units in the development have been sold. Mr. Thomas asked if the sign would be illuminated. Ms. Lanier stated that there would be spotlights on the ground to light the sign. Mr. Thomas asked Inspector Campanalie if all setbacks are correct for the placement of the sign. Mr. Campanalie stated that he did not know. Mr. Thomas asked if Ryan Homes would be the only builder in Westfield Park. Ms. Lanier stated yes. Mr. Thomas asked if there would be any additional signs. Ms. Lanier stated that there would be a monument sign at the entrance to the development.

Mr. Thomas stated that the maximum height permitted in residential zones is 6 feet. The height of the proposed sign is approximately 10 feet. The Board discussed the height of the sign. Mr. Thomas moved to approve the application for placement of the temporary sign, not to exceed 30 days, with removal of the sunburst at the top of the sign. In addition, Ms. Lanier was requested to return with an amended sign application that would not exceed the zoning resolution requirements. Seconded by Mr. Gobble. Roll call all approved.

Zevel's Cleaners sign application

The Board reviewed application # 02-6321 submitted by Mr. Cho. The Board asked if this is a new sign or an existing sign. Mr. Campanalie stated that the sign is existing; however, a permit was never issued. Mr. Thomas asked if the size complies with the OT Zoning Resolution. Mr. Campanalie stated yes. Mr. Thomas moved to approve application # 02-6321 as submitted. Seconded by Mr. Gobble. Roll call all approved.

State Farm sign application

Mr. Campanalie stated that this sign is currently existing. At the time this sign was

erected it conformed to the OT Zoning resolution. Currently the sign is approximately 4 square feet larger than permitted. The Board discussed the sign regulations and permitted size of signs. Mr. Thomas moved to deny application # 02- 6401 and refer the application to the Board of Appeals. Seconded by Mr. Witherspoon. Roll call all approved.

Mr. Thomas moved to set the date for application #02-6373, request for rezoning submitted by Michael Cappy, for Wednesday May, ~~2~~ 2002 at 7:30 P.M. Seconded by Mr. Witherspoon. Roll call all approved.

Mr. Thomas moved to table the regular meeting and open the public hearing for Resolution E-02. Seconded by Mr. Gobble. Roll call all approved. Tom Gerber was present representing Sharp Development. Sharp Development is requesting plan approval for the Woodgate Farms Recreation Center. Mr. Gerber stated that the center will have a swimming pool, clubhouse and children's play ground. There is a covered patio that will have picnic tables and a gas grill available to the residents. Mr. Gerber presented a landscape and lighting plan for the recreation center. Only members of the homeowners association will have access to the center. Mr. Gerber stated that he has budgeted \$1,000,000.00 for the recreation center. Mr. Thomas asked how high the fence would be around the pool. Mr. Gerber stated that he height is listed on the plans. The height is 5' 5" high. The amount of parking spaces should accommodate 35-50 people, the occupancy of the clubhouse. The Board discussed the number of parking spaces required at the center. Mr. Thomas stated that a conditional use is required for the swimming pool in a residential district. Mr. Gerber stated that he would like to begin construction as soon as possible, while the weather is conducive to building.

Mr. Thomas asked if trails would be included around the retention basins. Mr. Gerber stated that originally the county Planning Commission had required trails around the retention basins, they have reconsidered the issue and would prefer that people are not attracted to the basins.

Mr. Gobble moved to approve Resolution E-02 as submitted with the provision that the applicant receives a conditional use for the swimming pool. Seconded by Mr. Gebhard. Roll call Mr. Gobble-yes, Mr. Lavelle-yes, Mr. Gebhard ~~46~~, Mr. Thomas-abstain, Mr. Witherspoon-no.

Mr. Lavelle moved to close the public hearing and reopen the regular meeting. Seconded by Mr. Thomas. Roll call all approved.

Mr. Lavelle moved to set the public hearing for Resolution D-02 for May 22, 2002 at 7:30 P.M. Seconded by Mr. Gobble. Roll call all approved.

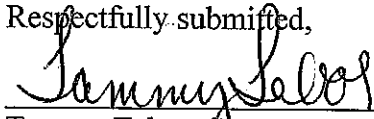
Mr. Gobble commented on the meeting for comments and concerns with the Zoning Resolution. Mr. Gobble would like to continue with the discussions with the BZA and the Trustees regarding needed revisions to the OTZR.

Mr. Lavelle stated that the Cuyahoga County Prosecutor has not responded to a request for a recommendation regarding the collection of Park and Recreation fees. The Board

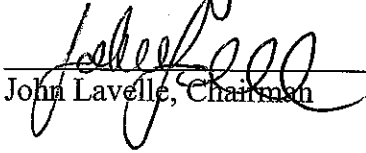
discussed the amount of money to be collected. The Board decided to recommend to the Trustees an amount to be collected. Mr. Witherspoon moved to recommend a \$700.00 per unit fee or 1200 square feet per dwelling unit, to be charged to builders on all new construction, for the maintenance and acquisition of parks and open space in Olmsted Township. Seconded by Mr. Lavelle. Roll call all approved.

Mr. Lavelle moved to adjourn. Seconded by Mr. Gobble. Roll call, all approved.

Respectfully submitted,



Tammy Tabor, Secretary



John Lavelle, Chairman