

The April 28, 2004 regular meeting of the Olmsted Township Zoning Commission was called to order at 7:00 p.m. Present were Chairman John Lavelle, Steve Kilo, Richard Gebhard, and Jerry Gobble. Richard McMakin was absent. Secretary Tammy Tabor and Building Commissioner Daniel Gargas were also present.

Mr. Lavelle moved to approve the minutes of the March 24, 2004 as submitted. Seconded by Mr. Gobble. Roll call, all approved. Mr. Lavelle moved to continue the public hearing for Wheaton Farms, Resolution R-03, until May 26, 2004 at 7:00 p.m. The Board is waiting for a recommendation on this resolution from the Cuyahoga County Planning Commission. Seconded by Mr. Gobble. Roll call, all approved.

Sharp Development – A-04

Mr. Lavelle moved to table the regular meeting and open the public hearing for Resolution A-04, Sharp Development and Gill Construction- plan approval. Seconded by Mr. Gobble. Roll call, all approved. Tom Gerber was present representing Sharp Development. Mr. Gerber stated that the original plan for this phase of Woodgate Farms had 2 cul de sacs of cluster homes , one entering off Schady Road and one entering off Maurer Dr. in Woodgate Farms. Also on the original plan two single family homes were proposed for Schady Road. On the revised plan the two single family homes were removed. The development plan also includes plans for a construction entrance and trailer on the site. Mr. Gargas stated that throughout the previous phases of this development some issues have come to the attention of the building department. Those issues include working times, road construction approvals and site conditions at the time of completion.

MR. Lavelle asked for any comments or questions. Hearing none, Mr. Lavelle moved to approve Resolution A-04, Sharp Development Phase 8 of Woodgate Farms, with on site work hours Monday thru Saturday no earlier than seven (7:00) a.m. and no later than seven (7:00) p.m., all development plans should be approved by the Cuyahoga County Planning Commission, the Township's consulting engineer shall approve all improvement plans and inspect the installation of all streets, no construction shall begin without a written request and approval from the building Commissioner, The Olmsted Township fire department shall approve the location and spacing of all fire hydrants, the developer shall provide a maintenance bond for two (2) years for all private streets, upon completion of construction the developer shall clean and jet all storm sewers, clean the streets a minimum of once a week or as requested by the Township officials, traffic signs must be approved by the Trustees and all open space requirements shall be calculated prior to the final phase of development in Woodgate Farms. Seconded by Mr. Gebhard. Roll call, all approved.

Resolution D-04 – Phase 2 development plan change

Mr Lavelle moved to close the public hearing for Resolution A-04 and open the hearing for Resolution D-04. Tom Gerber was representing Sharp Development for the request to amend the development plan for phase 2 of Woodgate Farms. Mr. Gerber stated that the requested change is to allow a landscape mound that is larger than the original plan permitted. Mr. Gerber stated that the mound was created to buffer properties outside of the PRD (planned residential development). Mr. Gerber also stated that homes that were constructed on Sharp Road raised the grade of the property and the mound was created to raise the grade of this property. The mound has been altered and is lower and more evenly sloped. The mound is used to block the view into the back yards and first floor of the properties outside of the PRD. The properties to the west of this mound have a horse barn and corral. The mound helps to block the first floor of adjoining residences.

Karen Dubecky, 27353 Maurer Dr., stated that the mound is higher, larger and longer than any other in the development. It is not sloping or attractive. Mrs. Dubecky asked when the dirt was going to be removed. Mr. Lavelle stated that he would like to meet at the site to discuss with residents and the developer to determine what needs to be done. Mr. Lavelle proposed meeting on Friday at 12:00 p.m. The Board and the residents discussed that time. Mr. Gerber stated that he would make himself available.

Mr. Lavelle stated that they would be on the site Friday at 12:00 noon. Mr. Lavelle moved to continue the public hearing until May 26, 2004 at 7:00 p.m. Seconded by Mr. Gebhard. Roll call all approved.

Mr. Lavelle moved to reopen the regular meeting. Seconded by Mr. Gobble. Roll call, all approved.

In law suite interpretation.

Phil Engollia is submitting an application to construct a home on Stearns Road. Mr. Engollia would like to construct a home with an in-law suite. The proposed design he has submitted has the appearance of a two family home. The Board suggested that the design be changed to have all garages together rather than one on each side of the home and one main entrance. The home should have a look of a one family home. There should not be two or more separate entrances. With two separate garages on each side of the home, it looks like a duplex. Mr. Lavella asked for any further questions or comments. Hearing none, Mr. Lavelle moved to approve the construction of a home with an in law suite that has the appearance of a single family home and one main garage and entrance to the home. Seconded by Mr. Gobble. Roll call, all approved.

Woodgate Farms Deck & Patio Interpretation

Mr. Gargas stated that decks and patios are not included in the Olmsted Township Zoning Resolution as permitted accessory uses in residential districts. However the Township has permitted decks and patios to be built in residential districts. Mr. Gargas asked if the deck or patio was attached to the house, would it be considered part of the main dwelling structure. The Board discussed the issue of decks and patios being considered as part of the dwelling structure. Mr. Gobble moved to interpret the zoning code as permitting decks and patios as part of the main dwelling when attached to the dwelling. Seconded by Mr. Lavelle. Roll call, all approved.

Ryan Homes- Construction Trailer

Ross Martin was present representing Ryan Homes. Mr. Martin stated that Ryan Homes currently has a construction trailer located in phase 1 of Westfield Park. Mr. Martin stated that most of phase 1 and phase 2 are complete, they would like to move the trailer to an open space parcel near the retention basin in phase 3. The Board discussed the moving of the trailer. Mr. Lavelle stated that the placement of the trailer would not interfere with traffic or other residents. Mr. Lavella asked for any other comments or questions. Hearing none Mr. Lavelle moved to approve moving the construction trailer to phase 3 of Westfield Park. Seconded by Mr. Gobble. Roll call, all approved.

Mr. Lavelle moved to table the regular meeting and open the public hearing for Vita Mix development plan amendment. Seconded by Mr. Gobble. Roll call, all approved.

Vita Mix – Development Plan change

Doug Smith was present representing Vita Mix Corporation. Mr. Smith stated that the original plan for the expansion of Vita Mix included lights in the parking lot. The change in the plan would move the lights to the interior of the lot. Sodium lights are more pleasing and are less intrusive to the neighborhood. Mr. Gobble asked if the lights would affect the surrounding properties. Mr. Smith stated that the change would be less visible to the neighbors. All of the lights that would be near surrounding properties would be shielded.

Mr. Smith stated that originally the fire pump building was proposed as a lean to building attached to another structure. They would like to build a separate building to house the fire pump. Mr. Smith stated that the pump house would be set near the wooded area and be less obtrusive. Mr. Lavelle asked if this would affect the quality of the pump house. MR. Gargas stated no. Mr. Lavelle moved

to approve the amended light plan and the change to the fire pump house as submitted with the approval of the Township's consulting engineer. Seconded by Mr. Gebhard. Roll call, all approved.

Mr. Lavelle moved to close the public hearing for Vita Mix and open the public hearing for Resolution G-04. Seconded by Mr. Gobble. Roll call, all approved.

Farmington Village G-04 Development Plan amendment

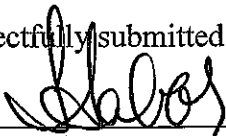
Amanda was present from Pulte Homes. Currently the development plan shows that decks or patios may show be permitted at a size of 12 feet by 12 feet. The residents would like to be permitted a maximum of 600 square feet for decks and patios as well as permit hot tubs. The Board discussed the fact that the properties are very small. The Board agreed that patios hot tubs and decks should be permitted in Farmington Village. The Board asked why the residents want to be permitted such large decks. Amanda stated that if homeowners want hot tubs the usable space on a deck is less. Mr. Lavelle Stated that the decks or patios should not encroach the building setbacks. The Board discussed the permitted size. Mr. Lavelle asked for any further comments or questions. Hearing none Mr. lavelle moved to approve the development plan to include the construction of decks and patios not to exceed 600 square feet, the patios and decks may not encroach the rear or side yard setbacks. Seconded by Mr. Gobble. Roll call, all approved.

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

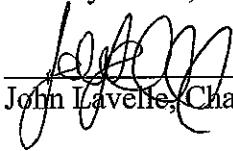
Mr. Lavelle moved to continue the public hearing for Wheaton Farms rezoning until May 26, 2004 at 7:00 p.m. Seconded by Mr. Gobble. Roll call, all approved.

Mr. Gobble moved to adjourn at 7:49 p.m. Seconded by Mr. Lavelle. Roll call, all approved.

Respectfully submitted,



Tammy Tabor, secretary



John Lavelle, Chairman

Date