

The rescheduled meeting of the Olmsted Township Zoning Commission was called to order April 3, 2002 at 7:35 P.M.. Present were Chairman Albert Arlow, John Lavelle, Jerry Gobble and Richard Witherspoon. Also present was secretary Tammy Tabor and Assistant Zoning Inspector Ronald Campanalie.

Mr. Arlow stated that the minutes will be held until the next regularly scheduled meeting of the Board.

The secretary reported four items of correspondence received. The Cuyahoga County Planning Commission has requested comments on the Woodgate Farms Apartment Development plan and also the CCPC has sent a copy of the conditional approval of the Galway Bay development. The Board discussed the Development Plan for Woodgate Apartments. Mr. Gobble moved to recommend that sidewalks be included along Schady Road in front of the Apartments. Seconded by Mr. Lavelle. Roll call, all approved.

An application was received from Michael Cappy requesting rezoning of property north of Elizabeth Lane. Mr. Lavelle stated that the request does not state what type of multi family zoning is being requested. Mr. Arlow stated that he feels that the application be tabled until that issue is clarified. Mr. Gobble moved to table Resolution D-02, submitted by Michael Cappy, until further information is received. Seconded by Mr. Witherspoon. Roll call, all approved.

Also received were development plans for Woodgate Farms Recreation Complex. Mr. Lavelle moved to set the public hearing for the Woodgate Farms Recreation Center Development Plan, Resolution E-02, for April 24, 2002 at 7:30 PM. Seconded by Mr. Gobble. Roll call, all approved.

Sign Review- Sharp Development

Mr. Arlow stated that Sharp Development's applications for signs within the Woodgate Farms development is next on the agenda. The first application is a request to replace an existing sign on Aaron Lane within Woodgate Farms and to place a sales sign at the Sharp Road entrance. Mr. Arlow asked Inspector Campanalie if he had any comments on these applications. Mr. Campanalie stated that he has never seen these applications. Mr. Arlow asked if it is Mr. Campanalie's signature on the applications. Mr. Campanalie stated yes. The second application is to place a temporary sign in front of the recreation complex site. Mr. Tom Gerber, representing Sharp Development, stated that this sign will be to describe the amenities within the recreation complex. The Board discussed the placement of these temporary sales signs. Mr. Witherspoon was concerned about the visibility to traffic on the adjacent roadways.

Mr. Gobble moved to approve applications # 02-6316 and #02-6320, for temporary sales signs provided they meet the setback regulations and do not block the view of traffic. Seconded by Mr. Lavelle. Roll call all approved.

Ryan Homes- Sales Trailer

Kevin Sturgill is representing Ryan Homes. Mr. Sturgill stated that they are requesting a temporary sales trailer to be placed on the Westfield Park Development site. Mr. Sturgill stated that the trailer would only be located at the site until a model home can be completed. Mr. Sturgill stated that he would not place the trailer on the lot until the end of May 2002.

Mr. Witherspoon stated that the Olmsted Township Zoning Resolution does not provide for the placement of temporary trailers in the Township.

Mr. Campanalie asked if there are any provisions for habitation. Mr. Sturgill stated no. The trailer would be an office with a chemical toilet facility. Mr. Lavelle asked how construction trailers have been approved in other developments. Mrs. Tabor stated that other developers have included temporary trailers with the development plan. Mr. Campanalie stated that a sales trailer would not be permitted, however if a construction trailer was requested, there may be something that could be done. Mr. Sturgill asked if it was called a construction trailer could it be approved. Mr. Campanalie stated that it would have to operate as a construction trailer.

Mr. Lavelle moved to approve application # 02-6327 as submitted, to expire November 1, 2002. Seconded by Mr. Gobble. Roll call, Mr. Lavelle- yes, Mr. Gobble- yes, Mr. Witherspoon- no, Mr. Arlow-yes.

Mr. Arlow moved to table the regular meeting and open the public hearing for Resolution B-02. Seconded by Mr. Lavelle. Roll call, all approved.

B-02 Garland Griffin Homes Development Plan

Chris Griffin was present representing Garland Griffin Homes. Mr. Griffin stated that he will be constructing within Phase 2 of the Woodgate Farms Development. Mr. Griffin presented lighting and landscaping plans for phase 2. Mr. Griffin stated that all landscaping and lighting was being done by Sharp Development. Garland Griffin has purchased individual lots within phase 2 of Woodgate Farms. Mr. Gobble moved to close the public hearing for Resolution B-02. Seconded by Mr. Lavelle. Roll call, all approved. Mr. Gobble moved to approve Resolution B-02, with the condition that all previous approvals for Phase 2 of Woodgate Farms be followed. Seconded by Mr. Lavelle. Roll call, all approved.

Resolution C-02 Farmington Village

Mr. Lavelle moved to open the public hearing for Resolution C-02 Seconded by Mr. Arlow. Roll call, all approved.

Matt Casey was present representing Pulte Homes. Pulte Homes is requesting final development approval for the Farmington Village cluster site within Woodgate Farms. Mr. Casey stated that 55 units are planned for the site. Mr. Witherspoon asked if the islands within the roadway are acceptable to the Police and Fire Departments in the Township. Mr. Casey stated that the islands have been modified to reflect the concerns of the Fire Chief.

Mr. Casey stated that Pulte is currently working with Mr. Fleck to clean the ditch existing on Mr. Fleck's property to allow for better drainage from their lots. Mr. Casey stated that there will be a 3 rail fence along the north property line.

Mr. Witherspoon asked how deep the retention basins are. Mr. Gerber, representing Sharp Development, stated approximately 25 feet at the deepest point. Mr. Toby Rinas, Sharp Road asked if any cleaning of these basins will be required. Mr. Gerber stated no.

Barbara Stineman, Cook Road, asked why homeowners must fence swimming pools and retention basins have no safety fencing. Mr. Gerber stated that rather than a steep drop, retention basins have a gradual slope.

Mr. Casey stated that the CCPC is no longer requiring a path along the retention basin.

Mr. Casey stated that there will be 6 street lights within the development. One at each intersection and the cul-de-sac. Mr. Witherspoon asked how the mailboxes will be set. Mr. Casey stated that the post office has requested individual mail boxes.

Mr. Gobble moved to close the public hearing for Resolution C-02 and reopen the regular meeting. Seconded by Mr. Lavelle. Roll call, all approved. Mr. Gobble moved to approve as submitted with the addition of a street light at the intersection of Goebel and Tiller Drives. Seconded by Mr. Lavelle. Roll call, all approved.

The Board discussed meeting with the County Prosecutor, Board of Trustees, CCCP and Board of Zoning Appeals regarding possible changes to the Zoning Resolution. Mr. Gobble moved to set the date for the meeting on Wednesday April 10, 2002 at 7:30PM. Seconded by Mr. Lavelle. Roll call, all approved.

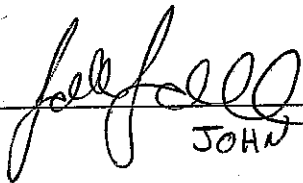
Floor Discussion

Mr. Gobble moved to adjourn at 9:10 PM. Seconded by Mr. Witherspoon. Roll call, all approved.

Respectfully submitted,



Tammy Tabor

 _____ 5-25-02
JOHN LAVELLE Date