

The regular meeting of February 14, 2001, of the Olmsted Township Zoning Commission was called to order at 7:36 PM. Present was Vice Chairman Albert Arlow, Ryan Thomas, Ronald Campanalie and Richard Witherspoon. Also present was secretary Tammy Tabor. The secretary read the minutes from the Olmsted Township Zoning Commission meeting of January 10, 2001. Mr. Thomas moved to approved the minutes as read. Seconded by Mr. Campanalie. Roll call, all approved. Mr. Arlow stated that the Public hearing for Resolution C-00, proposed rezoning, will be continued at the next regularly scheduled meeting of March 14, 2001 at 7:30 PM pending recommendations form the Cuyahoga County Planning Commission.

Mr. Thomas moved to open the public hearing for Resolutions D-00, E-00 and F-00. Seconded by Mr. Campanalie. Roll call, all approved. Dr. Robert Kreiner was present representing the Olmsted Falls Board of Education. Mr. Kreiner stated that the Olmsted Falls School Board is requesting rezoning of properties located at the Olmsted Falls High School, Middle School and the Olmsted Falls Bus Garage. The Board would like to rezone these properties from residential to commercial in order to allow the construction of billboards along the property that abuts the Ohio Turnpike. Dr. Kreiner stated that documentation was included with the applications for rezoning that states if the property would ever transfer out of the possession of the Olmsted Falls Board of Education, the zoning would revert back to residential. Dr., Kreiner presented a proposed picture of the billboards and a draft of suggested sign ordinances.

Anthony Calabrese was present representing Eller Media. Eller Media has entered into a 20 year lease agreement with the Olmsted Falls Board of Education to place billboards on school board property.

Mr. Thomas requested a opinion from the Township's legal advisor regarding the letter stating the change of zoning if the school board should sell the property.

John Balliett, Nobottom Road. Mr. Balliet is a member of the Olmsted Falls School Board and is requesting support of the Olmsted Falls Board of Education in the matter of rezoning. Mr. Balliett and other school board members support alternative funding other than higher taxes for residents. Mr. Balliet stated that he does not want any offensive advertising.

Wes Bement, Schady Road, Would like to know the yearly savings to homeowners if the billboards were allowed?

Mr. Balliet stated that the next time the School Board would need more funding on the ballot, less money would be requested. Mr. Balliet stated that approximately \$ 17.00 per year on a \$100, 000.00 home would be saved by allowing the billboards.

Mike Stallard of Schady Road, stated that since the Township is not actively seeking industry to help support the school system, he feels that the Schools are seeking alternative ways of funding.

Linda Hofstetter, Schady Road, Ms. Hofstetter stated that she thought that the Ohio Turnpike would not allow billboards to be placed on properties along the Ohio Turnpike.

Mr. Calabrese stated that a letter was sent to Olmsted Falls and Olmsted Falls is not involved in this project. Mr. Calabrese stated that the properties are not involved in the restrictive covenants imposed by the Ohio Turnpike.

The secretary read a letter from Joe Disantis, Right of Way Coordinator for the Ohio Turnpike Commission, stating that restrictive covenants do apply to the properties in question and will be enforced.

Ted Hofstetter, Schady Road, asked if this will set a precedent for properties along the Ohio Turnpike. Could the School Board seek other forms of advertising such as scoreboards at the football fields?

James Ginley, Bagley Road, would like to know where the funds raised would go and who would regulate the type of advertising?

Dr. Kreiner stated that the monies would be earmarked for facilities. According to the lease agreement, the school board would have the final say on what is advertised.

Mich Abraham, Bagley Road, asked if this property was rezoned, what other activities or facilities would be available for commercial property.

Dan Rolf, Bagley Road, asked if the property was sold and reverted back to residential, who would pay for the removal of these billboards.

Mr. Calabrese stated that the School board has the right to cancel the lease if the property is sold and the removal would be the responsibility of Eller Media.

Mr. Campanalie asked what would happen if Eller Media went out of business, we would be stuck with the responsibility of these signs.

Mr. Calabrese stated that Eller Media is a subsidiary of Clear Channel Communications and is a very stable company.

Mary Horvat, Bagley Road, the school board stated that they are currently looking for more property, how can they give property to someone else to use?

Dr. Kreiner stated that the area of the property is along the Ohio Turnpike and would not interfere with any school activities or buildings. That area will not otherwise be used by the schools. There are other hurdles with the state that would need to be achieved regarding placement of billboards, such as the state legislature, would be concerning tax exempt or non profit entities, or more restrictive, schools only.

M.J.. Slate, Bagley Road, What is the possibility of the signs falling.

Mr. Thomas asked Dr. Kreiner if he has reviewed the regulations for commercial services for Olmsted Township. Mr. Thomas stated that many items including buffering

of surrounding properties; paving of all surfaces, would need to be done to provide for commercial zoning.

Mr. Calabrese stated that Eller Media would be responsible for the improvements necessary.

Mr. Thomas moved to table Resolutions D-00, E-00 and F-00 until the next regularly scheduled meeting of the Olmsted Township Zoning Commission on March 14, 2001 at 7:30 PM. Seconded by Mr. Witherspoon. Roll call, all approved.

Mr. Campanalie moved to reopen the regular meeting, seconded by Mr. Witherspoon. Roll call, all approved.

Mr. Thomas moved to open the public hearing for Resolution A-01, for final Plan Approval for Woodgate Farms. Seconded by Mr. Witherspoon. Roll call, all approved.

Mr. James Martynowski and Tom Gerber were present representing Forest City Land Group. Matt Casey and Robert Iser were present representing Pulte Homes. Mr. Iser presented the plan for Woodgate Farms Phase 1. Mr. Iser presented the board with concept pictures of the entrance. Mr. Iser stated that the effect is to keep many rural aspects within the development. The development will contain a lot of stone and open areas along the entrance to Woodgate Farms.

Mr. Hofstetter, Schady Road, asked who will be responsible for traffic signals at the entrance. Also who will be responsible for the additional traffic and widening the road.

Mr. Martynowski stated that Forest City will be handling the widening for turn lanes. As far as the rest of the road, the county would need to determine if the road was to be widened.

Mr. Knestrick, Sprague Road, is concerned about the width of the roads being too narrow for service vehicles.

Mr. Thomas stated that the roads are determined by Cuyahoga County Subdivision Regulations.

Wes Bement, Schady Road, asked if the area around the entrance will be mounded. Mr. Casey stated that there will be mounded areas along the entranceway.

Mrs. Hofstetter, Schady Road asked how wide the roads will be.

Mr. Thomas stated that according to County Subdivision Regulations, the road will be 26 feet wide.

Mr. Thomas asked if the plans show sidewalks. He would like to know setbacks and width of sidewalks.

Mr. Iser stated that it was included in the plans. The sidewalks are 5 feet wide and the setbacks follow all subdivision regulations.

Mr. Thomas asked who will be responsible for maintaining the exterior lighting that is required by the developer.

Mr. Martynowski stated that the electric provider will maintain the street lights and the homeowners are responsible for the driveway lights. In the event that the homeowner does not comply the HOA will maintain the lights.

Toby Rinas, Sharp Road asked what type of lights will be used.

Mr. Casey stated that a softer glow bulb is generally used. It has an amber glow.

Dan Rolf, Bagley Road, asked if the proposed recreation center is open to the public or for residents of the development only.

Mr. Casey stated that the recreation center is open to the residents of the development.

Mr. Hofstetter asked how many units are included in the development. Also, what type of units are included.

Mr. Martynowski stated that there are 688 units 302 single family , the additional units are cluster homes. There are no apartments in this development. The average home will be approximately 2000 square feet.

Mr. Thomas asked if there will be model homes in this development. Will there be continuity throughout the development if different builders are involved in different phases.

Mr. Martynowski stated that Forest City will allow slight variations in the development, however they will not allow extreme differences through the development. The different builders will not create all the same homes, the lighting and the stone and wood will be throughout the development.

Mr. Thomas asked where the model homes will be placed.

Mr. Casey stated that the placement of the model home has not been determined yet.

Mr. Thomas asked why the changes were made in the HOA documents.

Mr. Martynowski stated that he was unsure of the changes.

Mr. Thomas stated that the inclusion of construction trailers was the issue in the HOA document.

Mr. Martynowski stated that Pulte Homes was concerned about construction trailers being allowed within the development.

Mr. Thomas asked if single lots would be sold. If several individual owners were building, that would allow a trailer for each builder.

Mr. Martynowski stated that at this time Forest City is working only with builders.

Mr. Kevin Casey, Sharp Road, asked what the schedule is for creating roads and who will be providing the utilities for the development.

Mr. Casey stated that they plan to have the roads in by July.

Mr. Martynowski stated that the plan for Schady and Sharp Roads is the end of the year. Also they are still working with the utility companies to determine the access to utilities.

Mr.. Witherspoon asked if some of the sidewalks are 6 feet wide.

Mr. Martynowski stated that what is on the plans is a misprint, all sidewalks are 5 feet wide.

Mrs. Rinas, Sharp Road, asked if the same builder be doing all of the cluster sites?
Mr. Martynowski stated that some may be the done by the same builder. However, not all of the clusters will be the same.

Mr. Bement, Schady Road, asked what type of buffering will be along phase 1. Will there be mounding along the east and west borders.

Mr. Casey stated that the tree lines that currently exist will remain. The only mounding created will be along the entrance.

Mr. Thomas stated that mounding was not to be considered in the calculation of open space. Those areas were to be kept natural.

Mrs. Hofstetter, Schady Road, asked if Phase 1 will be the same as the entire development.

Mr. Casey stated that Forest City has determined that the entire development will maintain the same standards.

Mrs. Rinas asked what type of traffic control will be on the Sharp Road entrance.

Mr. Martynowski stated that Phase 2 is being engineered now and that determination has not been made yet.

Mr. Thomas asked if Pulte homes would be dedicating land instead of paying the per unit parks and recreation impact fees.

Mr. Casey stated that he understood that the impact fees would be paid.

Mr. Bement asked who is responsible for the water and drainage studies.

Mr. Martynowski stated that Cuyahoga County Engineers have reviewed and accepted the plans submitted by Forest City. Forest City has made the recommended adjustments for improved drainage and retention basins.

Mr. Thomas asked if the situation with Mr. Fleck has been settled.

Mr. Martynowski stated that Forest City will work with Mr. Fleck when they get to that point.

Mr. Rolph asked what the completion time for the entire development would be.

Mr. Casey stated that 5-7 years for total completion depending on sales of the homes.

Mr. Kevin Casey , Sharp Road, would like to know if the water supply lines have been determined, if so, where are the lines from. He would like to know if there are any plans for Sharp Road.

The primary line is from Schady Road, Cleveland Water. At this time Sharp Road is not in the plans. If a Sharp Road line is determined, Forest City would pay for the assessments to their property.

Mr. Martynowski stated that Falls Point would be the second feed.

Mr. Casey asked if the board members will be available next week at the Zoning Board of Appeals meeting.

Mr. Martynowski stated that Pulte Homes and Forest City will both be at that meeting.

Mr. Arlow asked for a motion to close the public hearing. Mr. Thomas moved to close the public hearing for Resolution A-01. Seconded by Mr. Witherspoon. Roll call, all approved.

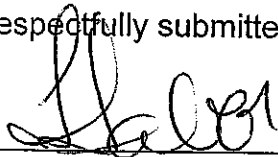
Mr. Arlow asked for a motion to approve Phase 1 of Woodgate Farms Resolution A-01. Mr. Campanalie moved to approve Resolution A-01. Seconded by Mr. Arlow. Roll call. Mr. Campanalie-yes, Mr. Thomas- no, Mr. Witherspoon-no, Mr. Arlow-yes.

Mr. Thomas moved to set the date for the public hearing for Resolution B-01, cluster site approval for Harvest Village in Phase 1 of Woodgate Farms for March 14, 2001 at 8:00 PM. Seconded by Mr. Campanalie. Roll call, all approved.

Mr. Casey presented the board with a brief description of the plans for the cluster site.

Mr. Witherspoon moved to adjourn. Seconded by Mr. Campanalie. Roll call, all approved.

Respectfully submitted,



Tammy Tabor, secretary



Albert Arlow, Vice Chairman