

The February 26, 2003 regular meeting of the Olmsted Township Zoning Commission was called to order at 7:00 p.m. Present were Chairman John Lavelle, Richard McMakin, Richard Gebhard, Richard Witherspoon and Jerry Gobble.

Mr. Lavelle moved to amend the agenda to include Wheaton Place development Plan approval on the agenda. Seconded by Mr. McMakin. Roll call, all approved. Mr. Lavelle moved to hold a public hearing for Wheaton Development plan approval for March 26, 2003 at 7:00 p.m. Seconded by Mr. Witherspoon. David Binder was present representing Wheaton Development. Mr. Binder stated that Wheaton Development would like to build 42 detached cluster homes within the Woodgate Farms subdivision. Mr. Lavelle asked if the streets would be public. Mr. Binder stated that the roads in Wheaton Place would be private. Roll call on Mr. Lavelle's motion, all approved.

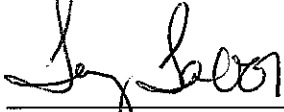
Mr. Lavelle moved to approve the minutes of December 6, 2002 as submitted. Seconded by Mr. Gebhard. Roll call all approved. Mr. Witherspoon moved to approve the minutes of January 22, 2003 as submitted. Seconded by Mr. McMakin. Roll Call, all approved.

Woodgate Farms- Phase 5

Mr. Lavelle moved to table the regular meeting and open the public hearing for development plan approval for Phase 5 of Woodgate Farms. Seconded by Mr. Witherspoon. Roll call , all approved. Rob Izer was present representing Pulte Homes. Mr. Izer stated that Pulte is planning to build homes within the Woodgate Farms subdivision. Mr. Izer stated that the Cuyahoga County Planning Commission has granted conditional approval to Pulte for Phase 5. Mr. Izer stated that sidewalks will be placed along Sprague Road on the Development property. This will be done by the master developer, Sharp Development. Mr. Lavelle asked if sidewalks will be placed along the right of way across two properties that are not included in the development. Mr. Izer stated no. Mr. Lavelle stated that the sidewalk would not be continuous and would like to see the sidewalks continued from Sharp Road to the end of the development. Mr. Lavelle asked residents in the audience if they would like a city sidewalk along Sprague Road in the front of their property. Mr. Knestrick stated that he would not like sidewalks. Mr. Knestrick stated that he is here because his property is under water due to ditches being filled in and his property being flooded. Mr. Knestrick showed on a map where his property is and how it is flooded. Mr. Lavelle stated that that is in a different section than is being considered at this meeting. Mr. Lavelle stated that after this public hearing the Board would discuss those issues. Mr. Lavelle stated that all drainage must comply with the Cuyahoga County Engineers approvals. The Board discussed the issues concerning residents surrounding Woodgate Farms. Mr. Lavelle stated that until all of the issues with drainage have been addressed the Board may want to table the hearing. The Board discussed setting a meeting with Cuyahoga County Planning, Cuyahoga County Engineer, Sanitary Engineer and representatives from Sharp Development and Pulte Homes. Mr. Lavelle moved to table the public hearing and reopen the regular meeting. Seconded by Mr. McMakin. Roll call all approved.

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

Respectfully submitted,



Tammy Tabor, secretary

 23 April 03
Date

~~John Lavelle, Chairman~~

Richard McMakin