

The regular meeting of the Olmsted Township Zoning Commission was called to order February 25, 2004 at 7:03 p.m. Present were Chairman John Lavelle, Jerry Gobble, Steven Kilo, and Richard McMakin. Also present were secretary Tammy Tabor and Building Commissioner Daniel Gargas.

Mr. Gobble moved to approve the minutes of January 7, 2004 and January 28, 2004 as submitted. Seconded by Mr. Lavelle. Roll call, all approved.

Resolution H-03- Zoning text amendment

Mr. Gobble moved to open the public hearing for Resolution H-03, zoning resolution text amendment. Seconded by Mr. McMakin. Roll call, all approved. The Board discussed the changes proposed for the Olmsted Township Zoning Resolution. The Board discussed the proposed changes as discussed in the previous work session and on a proposed changes report dated February 25, 2004. The Board agreed to remove the proposed changes for development plan approval and proposed changes to the acreage required for Planned Residential Developments. It was agreed to leave those items as currently written in the Olmsted Township Resolution.

Mr. Lavelle moved to approve the proposed changes to the Olmsted Township Zoning Resolution as stated in the proposed zoning changes dated February 25, 2004, and omit any changes to the development plan approval and the acreage required for Planned Residential Developments. Seconded by Mr. Gobble. Roll call, all approved.

Mr. Lavelle moved to close the public hearing for Resolution H-03. Seconded by Mr. Gobble. Roll call, all approved.

Mr. Lavelle moved to amend the agenda to have the public hearing for Resolution D-04, regrading for Phase 4 of Woodgate Farms, the next item heard today. Seconded by Mr. Gobble. Roll call, all approved.

Resolution D-04- Regrading of Phase 4 in Woodgate Farms

Mr. Lavelle moved to open the public hearing for Resolution D-04. Seconded by Mr. McMakin. Roll call, all approved. Tom Gerber was present representing Sharp Development. Mr. Gerber stated that the mound in question is at the western end of the development. Mr. Gerber stated that the mound was higher than what was proposed on the original development plan. An amended grading plan was submitted and approved according to the Township's engineer. Mr. Gerber added that the excavator put too much soil on the site. The mound that is currently on the site is higher than the amended plan provides for. Due to weather and soil conditions, equipment has been unable to access the site and create the mound as it was proposed on the revised plan. Mr. Gerber showed some drawings of a landscape architects rendering of the proposed finished grade after the plantings had matured.

MR. Gerber stated that this mound would not be much different than mounds that had been created in other areas.

Mr. Gargas asked if an engineer had surveyed the mound as it currently is. Eric Kramer from Bohning and Associates engineers was present. Mr. Kramer stated that the mound is currently 6-8 feet higher than the proposed changes. He also stated that the slope is too steep on the north side. The mound should have a 3-1 slope, that is 3 feet of distance for each foot in height.

Jeff Dubecky, 27353 Maurer Dr., stated that he spent 2-3 weeks to find the lot he wanted to build on. He chose this area because he was told that behind his home would be open space with a 5-7 foot mound at the border of the open space. Mr. Dubecky expected the mound to remain as it was when he moved in. Mr. Gerber stated that the pile of dirt was created by an excavator that was

connecting Mr. Hagan's property to the sewer line. It was never meant to be a landscaped mound. The mound was not maintainable as it was and the trees on it were dead.

Mr. Dubecky stated that there is standing water where mounds were built behind homes on Maurer Dr. Mr. Dubecky asked if there was a problem with the original engineering causing this mound to be created.

Mr. Gerber stated that there were two homes built on Sharp Rd. outside of the development that raised the grade of their property and created drainage problems within Woodgate Farms. Mr. Gerber stated that they still have standing water in the rear yard of a Gable Way residence. They are working with landscapers and the homeowner to fix that problem. Mr. Gerber stated that the re-grading plan was approved by Ruth Langsner for the Township.

Mr. Gargas stated that Ruth approved the drainage of the site, not the change to the development plan.

William Bishop, is building in Woodgate Farms, asked if there is just too much dirt on the site and nowhere to put it. Mr. Gerber stated that there is more topsoil than projected.

Mr. Gargas stated that there is a buffer required for the development. It may be possible for the Board to postpone a decision until the mound has been reshaped and graded to the proposed new height.

Keith Seaman, 27357 Maurer Dr., the mound is too high and seems that it was created because of too much excess dirt on the site.

Eric Mitchell, 27349 Maurer Dr., does not like the current mound and feels that it should be created as originally designed.

Brian Dirk asked if the mound would be landscaped after the final grade was approved.

Karen Dubecky asked how the mound could be maintained.

Mr. Gerber stated that the mound would be on a 3 foot to 1 foot slope and would only be landscaped at the completion of the approved grade.

Mrs. Dubecky asked if there would be grass at the base of the mound.

Mr. Gerber stated that the mound would be grass covered except for near the plantings at the top.

Mr. Lavelle asked for any further discussion. Hearing none, Mr. Lavelle moved to table the public hearing until March 24, 2004 at 7:00. Mr. Lavelle stated that the Board would like to see the mound as proposed in the resubmitted plan. Seconded by Mr. Kilo. Roll call, all approved.

Resolution R-03 Wheaton Development

William Bishop was present representing Wheaton Development. Mr. Bishop stated that Wheaton Development is working with a property owner on building homes on a parcel of land on Sprague Rd. Mr. Bishop stated that he has received a variance from the Olmsted Township Board of Zoning Appeals to create a Planned Residential Development on less than 100 acres. Mr. Bishop stated that he has revised the plan to comply with the regulations for a PRD. Mr. Bishop stated that the parcel is rectangular in shape and has designed the area to blend the common area and home sites without the road being a straight line cul de sac.

Mr. Lavelle asked if this would be a private street. Mr. Bishop stated yes. Mr. Lavelle asked what type of homeowners would be marketed for this project. Mr. Bishop stated that "empty nesters and retired people, however, the high taxes are sometimes too much for retirees. Mr. Gobble asked what the average price will be for the proposed homes. Mr. Bishop stated that the home price will start at \$190,000.00. Mr. Lavelle stated that due to the increased need for fire safety in that area most of the developers are contributing to a fund to construct additional fire services. Mr. Bishop asked how much are the developers contributing. Mr. Lavelle stated that he thought they were contributing \$300.00 per unit.

Mr. Lavelle stated that the Board needs to forward these documents to the Cuyahoga County Planning Commission for their review and comment. The Homeowners Association documents must also be received and forwarded. Mr. Bishop stated that he will forward those documents to the Olmsted Township Zoning Commission.

Mr. Bishop stated that he still working with the sanitary engineer's office to determine how to access the sewer.

Mr. Lavelle asked if a study was done to determine the tax and traffic impact this development would have on the Township. Mr. Bishop stated that he had never done one but that he would do that.

Mr. Lavelle stated that the landscaping and buffering would need to comply with the regulations for planned residential developments.

Mr. Lavelle asked for any further comments. Hearing none, Mr. Lavelle moved to send this application along with the Homeowners Association Documents to the Cuyahoga County Planning Commission. Seconded by Mr. Gobble. Roll call, all approved.

Mr. Lavelle moved to table this public hearing until March 24, 2004 at 7:15 p.m. Seconded by Mr. McMakin. Roll call all approved.

Resolution A-04 Phase 8 & the Landings at Timber Lake in Woodgate Farms

Tom Gerber was present representing Sharp Development. Mr. Gerber stated that The Landings at Timber Lake is a cluster site within the Woodgate Farms subdivision. One area of the cluster site will be a cul de sac off of Watkin Rd. and another will be a cul de sac off of Schady Rd. These will be private roads and have a separate homeowners association in addition to the master association. Mr. Gerber stated that Phase 8 will consist of 2 single family homes on Schady Rd. Mr. Lavelle stated that the original plan did not call for any homes to front on Schady Rd. and wanted the Board to consider if that would be a significant change to the development plan.

Mr. Lavelle stated that due to the setback regulations for PRD's the lot at the far west end requires a variance prior to development plan approval. Mr. Gerber acknowledged that that was necessary. Mr. Gerber stated that he would submit plans for that variance.

Mr. Lavelle asked for any further questions. Hearing none Mr. Lavelle moved to table the public hearing until March 24, 2004 at 7:30 p.m. Seconded by Mr. Gobble. Roll call, all approved.

Resolution C-04 – Generations Property Mgmt. Plan approval

Tom Coury and Jay Coury were present representing Generations Property Management. Tom Coury explained that the company was purchasing land and would be extending an access drive to an existing cellular tower at the far south end of the property. Currently a drive exits on their property. Mr. Gargas explained that the cellular tower is currently being accessed through residential property on Stearns Road. Mr. Gargas stated that it is currently under violation for that reason. Mr. Coury stated that the property has a house and house trailers there. Generations Property Management is planning to demolish the house and have all other structures removed from the site. Mr. Coury also stated that they are planning to erect a fence so that sccess to the property would not be available through Stearns Road.

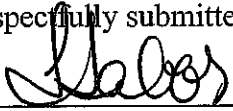
Mr. Lavelle asked for any more comments or questions. Hearing none, Mr. Lavelle moved to approve the application for the development plan for the extension of the access road and fencing for Resolution C-04. Seconded by Mr. Kilo. Roll call, all approved.

Mr. Lavelle moved to close the public hearing for Resolution C-04 and reopen the regular meeting. Seconded by Mr. Gobble. Roll call, all approved.

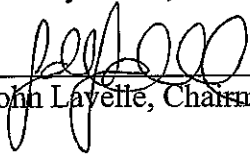
Floor Discussion

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

Respectfully submitted,



Tammy Tabor, secretary



John Lavelle, Chairman Date