

The Olmsted Township Zoning Commission regular meeting of February 27, 2002 was called to order at 7:40 PM. present were Jerry Gobble, John Lavelle and Richard Witherspoon. Also present was secretary Tammy Tabor and Assistant Zoning Inspector Ron Campanalie.. Mr. Gobble moved to approve the minutes of the meeting from January 23, 2002 as submitted. Seconded by Mr. Lavelle. Roll call, all approved. Mr. Gobble moved to approve the minutes of the special meeting of February 6, 2002 as submitted. Seconded by Mr. Lavelle. Roll call, all approved.

Correspondence

The secretary reported that the recommendations from Cuyahoga County Planning regarding Olmsted Township Zoning Resolution A-02 were received.

Old Business

Mr. Gobble moved to table the parks and recreation fee issue until recommendations from the Cuyahoga County Prosecutor have been received. Seconded by Mr. Witherspoon. Roll call, all approved.

New Business

Mr. Lavelle moved to set the date for Resolution C-02, submitted by Pulte Homes for Final Development Plan Approval for Farmington Village for March 27, 2002 at 7:30 PM. Seconded by Mr. Witherspoon. Roll call, all approved.

Sharp Development signs

There was not a representative present from Sharp Development. The Board agreed to hold this application until a representative was present.

Greenbrooke Plaza Signs

Mr. Tom Gable was present representing Greenbrooke Plaza. Mr. Gable also stated that he is representing the merchants that have submitted applications for existing signs at Greenbrooke Plaza.

Greenbrooke Plaza is proposing the replacement of a monument sign at the shopping plaza on Cook Road. The existing sign will be removed and a new sign constructed in its place. Mr. Gable stated that the new sign will be internally lit and will list all merchants occupying space at the plaza.

Mr. Gobble moved to approve the application with the condition that the new sign not exceed the six foot height limit. Seconded by Mr. Witherspoon. Roll call, all approved.

Mr. Witherspoon moved to table the application for a sign for Zevel's Cleaners at Green Brooke Plaza until further information regarding the size of the sign is received. Seconded by Mr. Lavelle. Roll call, all approved

Mr. Walter Gibbons was present representing First Federal of Lakewood. Mr. Gibbons stated that his company will be opening a bank at the Greenbrooke Plaza and would like to place a sign at that location. Mr. Gibbons stated that the sign would be on the fascia above the bank's location. Mr. Gibbons stated that he would also like permission to place a temporary banner sign until the

construction of the sign is completed. Assistant Zoning Inspector Ron Campanalie stated that the sign is within the regulations for business identification signs. Mr. Witherspoon moved to approve application # 02-6324 as submitted. Seconded by Mr. Lavelle. Roll call, all approved. Mr. Gobble moved to approve the temporary sign to be in place no longer than 90 days. Seconded by Mr. Witherspoon . Roll call, all approved.

Mr. Witherspoon moved to submit the sign application from State Farm Insurance at Greenbrooke Plaza, to the Board of Zoning Appeals due to the fact that the sign exceeds the allowable size. Seconded by Mr. Lavelle. Roll call, all approved.

Ryan Homes- temporary trailer

Mr. Gobble moved to table Ryan Homes application # 02-6327, pending the request for further information on the proposed development. Seconded by Mr. Witherspoon. Mr. Lavelle stated that the Board would like additional information regarding the Home Owners Association, proposed lighting and other issues concerning the development that were not included in the development plan. Mr. Gobble stated that the secretary will notify Ryan Homes of the additional information requested. Roll call, all approved.

Resolution A-02

Mr. Gobble moved to table the regular meeting and open the public hearing for Resolution A-02, request for rezoning from Dugan's Partners Ltd. Seconded by Mr. Witherspoon. Roll call, all approved. Greg Malone was present representing Dugan's Partners. Mr. Malone stated that Dugan's garden Center has been operating at the same location since 1969. Mr. Malone stated that the company has been operating under a conditional use permit. Mr. Gobble stated that at the last meeting Mr. Malone stated that Dugan's was not for sale. Last week there was an article in the newspaper stating that it was. Mr. Malone stated that they intend to keep Dugan's as a Garden Center. Mr. Dugan is retiring and the Partners are looking for additional investors to continue operating in the same manner. Mr. Malone stated that Dugan's had requested rezoning in 1996, however withdrew and were granted a conditional use. The rezoning was withdrawn due to the fact that Dugan's was unwilling to vacate the home on the property as a residence. Mr. Gobble asked if the house was still being used as a residence. Mr. Malone stated that they are willing to give up the use of the house as a residence. The rezoning would not have been a problem in 1996 except for the fact that the house was being used as a residence. Mr. Witherspoon asked if the frontage required was adequate for retail zoning. Mr. Malone stated that the frontage is adequate. Mr. Witherspoon asked if the CEI property would also be used as retail. Assistant Zoning Inspector Campanalie stated that Dugan's is rezoning only the property owned by them, not the leased property owned by CEI.

Mr. Malone asked if Cuyahoga County Planning had contacted the Board. Mr. Gobble stated that we had received recommendations from the CCPC. The secretary read the resolution from CCPC recommending disapproval of Olmsted Township Zoning Resolution A-01. Mr. Gobble stated that if the property was sold another retail business could move in that would be unwanted in the neighborhood. Mr. Campanalie stated tat this is an issue that needs to be addressed. This should have been dealt with in 1997.

Tracy Rinas of Sharp Road stated that she prefers Dugan's to remain, however has concerns of other retail business being able to move onto that property.

Tracy Pickett, Cook Road, stated that he would like Dugan's to continue at that location but has concerns of the property being sold and a different company operating there.

Assistant Zoning Inspector Campanalie stated that Olmsted Township is no longer a rural township. The Citizens Advisory Committee should have put this rezoning in place in 1997 when the master plan was being developed, but it wasn't done.

Wes Bement stated that a business will be hesitant to continue if forced to go on a yearly conditional use permit.

Mr. Lavelle moved to recommend approval of Resolution A-02. Seconded by Mr. Gobble. Roll call. Mr. Lavelle-yes, Mr. Gobble-yes, Mr. Witherspoon-abstain.

Mr. Gobble moved to close the public hearing for Resolution A-02 and open the public hearing for Resolution B-02. Seconded by Mr. Lavelle. Roll call, all approved.

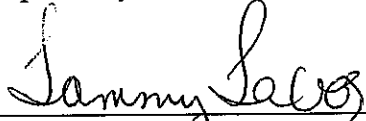
Resolution B-02- Garland Griffin Plan Approval

Chris Griffin was present representing Garland Griffin Homes. Mr. Griffin is building within phase 2 of the Woodgate Farms subdivision. Mr. Griffin requested that the public hearing be tables due to the fact that Mr. Gerber of Sharp Development was unable to attend this evening. Mr. Witherspoon moved to continue the public hearing for Resolution B-02 until the next regular meeting of the Board. Seconded by Mr. Lavelle. Roll call, all approved.

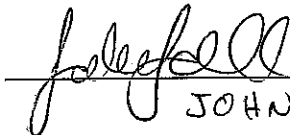
Assistant Zoning Inspector Campanalie stated that he would like to have meetings with the Board of Zoning Appeals and the Commission to discuss necessary changes in the Olmsted Township Zoning Resolution. Mr. Campanalie stated that Cuyahoga County has no regulations regarding ponds and would like to implement regulations for ponds in Olmsted Township. Also, Mr. Campanalie would like to perform point of sale inspections for Olmsted Township properties. Mr. Campanalie stated that he feels the regulations for temporary signs is too restrictive and should be changed.

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

Respectfully submitted,



Tammy Tabor, secretary



JOHN LAVELLE Date 5-25-07