

The Olmsted Township Zoning Commission meeting of January 10, 2001 was called to order at 7:40 PM. Present was Vice Chairman Albert Arlow, Richard Witherspoon, Ryan Thomas and Ronald Campanalie. Also present was secretary Tammy Tabor. The secretary read the minutes from the previous meeting of December 13, 2000. Mr. Thomas moved to approve the minutes as read. Seconded by Mr. Campanalie. Roll call, all approved.

### **Old Business**

Mr. Campanalie moved to continue the public hearing for Resolution C-00, pending recommendations from The Cuyahoga County Planning Commission, until the next regular meeting of the Olmsted Township Zoning Commission, February 14, 2001 at 7:30 PM.

The Board members reviewed recommendations from the Cuyahoga County Planning Commission regarding Resolutions D-00, E-00 and F-00.

### **New Business**

Olmsted Falls Board of Education Resolutions D-00, E-00 and F-00

Mr. Thomas moved to table the regular meeting and open the public hearing for Resolutions D-00, E-00 and F-00. Seconded by Mr. Campanalie. Roll call, all approved. Mr. Bajorek arrived at 8:05 PM. The secretary read the public notice for Resolutions D-00, E-00 and F-00 and recommendations from The Cuyahoga County Planning Commission regarding these resolutions. The secretary also read a staff report from the CCPC regarding Resolutions D-00, E-00 and F-00. Mr. Anthony Calabrese was present on behalf of the Board of Education and representing Eller Media. Mr. Calabrese stated that Mr. Kreiner, superintendent of Olmsted Falls Schools, was unable to attend tonight's meeting due to another meeting he was attending. Mr. Calabrese stated that approximately 10 months ago the Board of Education has entered into a 20 year lease agreement with Eller Media to place 10 billboards on school board property that abuts the Ohio Turnpike. Mr. Calabrese stated that the billboards will provide two million dollars in revenue for the school system over the next 20 years. Mr. Calabrese stated that Trustee Venefra, the Olmsted Falls Mayor, the Olmsted Falls Board of Education and Eller Media met to discuss the proposed billboards.

Mr. Calabrese read a letter from the Board of Education notifying the Trustees that if the property was rezoned to commercial, in the event of the property being sold to anyone other than the Board of Education, the property would be reverted back to the current R1-40 zoning. Mr. Calabrese stated that the rezoning request is simply for the use of billboards and not for any industrial or commercial development. Mr. Thomas stated that the property would need to go through public hearings and there is no guarantee that a future board or residents would be in agreement with those plans.

Mr. Calabrese stated that Cuyahoga Hts Schools currently have 3 billboards on their property. Mr. Campanalie asked if that property was already commercial before the billboards were erected. Mr. Calabrese stated no. Mr. Bajorek stated that in the area these billboards are placed is more of an urban setting along Interstate 77. Mr. David Yale, Vice President of Eller Media, stated that Eller media currently has 3 billboards on school property in Cuyahoga Hts. Mr. Yale stated that the billboards throughout the state are evenly spaced between rural and urban areas.

Mr. Campanalie stated that the billboards could be a distraction to drivers along the Ohio Turnpike. Mr. Campanalie stated that the Ohio Turnpike is not in favor of this proposal. Mr. Calabrese stated that there are billboards currently along the Turnpike. Mr. Bajorek asked if Mr. Calabrese has proof that billboards are currently placed along the Turnpike. Mr. Calabrese stated that he does not have any documentation with him, however it would be available through the County Recorders Office.

Mr. Bajorek stated that the approval of the billboards by the Olmsted Township Board of Zoning Appeals may not have been the correct procedure. Mr. Calabrese stated that he was at the meeting when this board approved the application. Mr. Bajorek stated that the Zoning Commission had not approved that application. The Board of Appeals and the Zoning Commission are two distinctly different boards.

Mr. Thomas asked what size the signs are. Mr. Calabrese stated that the size is 14 feet by 48 feet. Mr. Bajorek asked if the signs are double faced. Mr. Calabrese stated that the signs would be two sided to face both directions on the Turnpike. Mr. Bajorek asked if there were any restrictions regarding what type of advertising would be permitted on the signs. Mr. Calabrese stated that the advertising would not be allowed if the products did not pertain to minors.

Mr. Thomas stated that all other requirements pertaining to commercial zoning would need to be applied to the property. Driveways would need to be paved, buffer zones around the entire properties that would need to be created. Mr. Thomas asked who would be responsible for the costs of these upgrades? Mr. Yale stated that in the past, Eller Media has paid for the paving of roads and other necessary improvements.

Mr. Bajorek asked if the signs would be lighted. Mr. Calabrese stated that the signs are lighted. Mr. Thomas stated that rezoning this land would create a non conforming use and all other changes to the property would be restricted. Mr. Bajorek asked what measures are taken to keep children from climbing these billboards. Mr. Yale stated that the poles are rather large and the signs are accessed by the use of boom trucks.

Mary Ann Horvat, 26957 Bagley Road, Is not in favor of using billboards to fund the school. Mrs. Horvat feels that the taxes we pay are high enough to funds the schools.

Jim Ginley, Bagley Road, Mr. Ginley feels that billboards should not be placed along school property where sports fields are. Mr. Ginley also stated that the Ohio Turnpike

does not have billboards. Mr. Ginley would like to know <sup>where</sup> the revenue would go towards.

Mich Abraham, Bagley Road, does not wish to have billboards along the school property.

Mary Pat Harnegy, lives next to Swings and Things between the middle school and Shaker's Plaza, is not against the billboards and feels that the funding could help the schools.

Ken Horvat, 27113 Lynn Drive, asked what the percentage of the total school board budget would the revenue from the billboards create.

Caroline Horvat, 27113 Lynn Drive, asked what would prevent any one else along the turnpike ~~would be allowed~~ to erect billboards?

Mr. Calabrese stated that it is illegal for billboards to be erected, according to state law. Ohio representatives need to change the Ohio Revised Code to exempt schools districts from Ohio Revised Code section 5516.

Dale Rolf, Bagley Road, does not feel that billboards will be advantageous to the Township. The billboards will be more of a distraction to the students and drivers on the Ohio Turnpike.

M.J. Slate, Bagley Road, is against having billboards in the Township. Ms. Slate feels that the billboards will be a distraction and an embarrassment to the students of the Olmsted Falls School District.

Mark Chokan, Bagley Road, asked if this provision will allow other businesses along the Ohio Turnpike, Swings-N- Things and the driving range, to erect billboards on that property?

Mr. Bajorek stated that those areas are zoned for retail business.

Mr. Arlow stated that he would like to talk to the School Board before rendering a decision. Mr. Thomas asked Mr. Calabrese if he was representing the School Board. Mr. Calabrese stated that he was at the meeting on behalf of Eller media and has the permission of Superintendent Dr. Kreiner to represent the School Board. Mr. Campanalie asked if any one else from the School Board was able to attend to this matter.

Mr. Calabrese stated that the school system in Cuyahoga Hts. has been the first case for erecting billboards and has been a great success. Mr. Bajorek stated that he felt that in the area of Cuyahoga Hts., billboards previously existed in that area.

Mary Ann Horvat, Bagley Road, stated that the Ohio Turnpike is currently bordered by trees and brush. Mrs. Horvat feels that clearing that area for billboards would increase the noise from the Ohio Turnpike.

Mr. Bajorek asked if any land clearing would be done to allow construction of these billboards.

Mr. Calabrese stated that in the preliminary plan no clearing would be necessary. In the event that vegetation would be removed, a plan has been implemented to replace lost vegetation.

Mr. Thomas asked who would be responsible for creating buffer zones around the proposed commercial district. Mr. Calabrese stated that Eller media would ensure that that would be done. Mr. Rolf, Bagley Road, asked if any wildlife would be disturbed. Mr. Bajorek stated that it could be looked into.

Mary Pat Harnegy, Bagley Road, asked what impact this will have on adjacent residential properties. Mr. Bajorek stated that buffer zones would need to be created between residential and commercial zones.

Mr. Campanalie asked if Eller Media has looked into alternative sites such as along I-480 in North Olmsted.

Mr. Calabrese stated that any roadway with high traffic counts are possible locations for billboards. Since this program with Cuyahoga Hts. schools worked well, they felt it was a good avenue to pursue. Mr. Bajorek asked what other school systems they have spoken with. Mr. Yale stated that Rocky River, Solon and Parma are other school systems that have been considered.

Mich Abraham, Bagley Road, stated that people are already bombarded with advertising, we don't need it in our schools also.

Jim Ginley, Bagley Road, would like to speak with the school board on this issue. He would like to know where this money would be appropriated and what types of advertising they would allow.

Mr. Campanalie stated that he felt that it was premature to enter into a lease agreement before anything was approved.

Mr. Calabrese stated that in order to begin discussions 1 1/2 years ago, they felt that it needed to be written as to what would be expected by both parties and also a lease agreement was needed before approaching the Ohio Legislature.

Mr. Campanalie asked why they approached a school board that was in a "fiscal emergency", it seemed predatory. Mr. Calabrese stated that the school board approached them. Eller media was in negotiations with Cuyahoga Hts. when the Olmsted Falls School Board contacted Eller Media.

Mrs. Horvat stated that the school board has spent taxpayers money to enter into a lease agreement that has not even been approved by the state or township.

Mr. Bajorek stated that it is not for the zoning commission to decide or comment on how the school board spends money.

Mr. Bajorek stated that the board feels that they would like to have a public hearing with the school Board present.

Mr. Thomas moved to continue this meeting until the next regularly scheduled meeting of the Zoning Commission on February 14, 2001 at 7:45 PM. Seconded by Mr. Arlow. Roll call, all approved.

### **Floor Discussion**

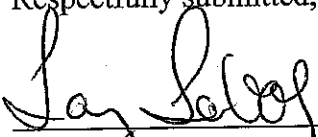
### **Reorganization**

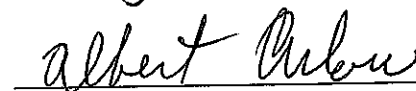
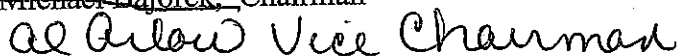
Mr. Thomas moved to appoint Mr. Bajorek as Chairman of the Olmsted Township Zoning Commission. Seconded by Mr. Campanalie. Roll call, all approved.

Mr. Campanalie moved to appoint Mr. Arlow as Vice Chairman of the Olmsted Township Zoning Commission. Seconded by Mr. Thomas. Roll call, all approved.

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

Respectfully submitted,

  
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Tammy Tabor, secretary

 2/14/01  
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Michael Bajorek, Chairman  
 Vice Chairman