

The January 18, 2000 special meeting of the Olmsted Township Zoning Commission was called to order at 6:05 p.m. Present were Chairman Michael Bajorek, Ronald Campanallie, Richard Witherspoon and Albert Arlow. Ryan Thomas arrived at 6:15 p.m. Also present were secretary Tammy Tabor and County Prosecutor Robert Matyjasik. Mr. Bajorek stated that the purpose of this meeting was to take action on Resolution F-99.

Mr. Bajorek provided the board members with a copy of proposed recommendations for the changes discussed at the previous meeting of January 12, 2000.

The County Planning Commission has recommended changing the zone map to reflect the Comprehensive Land Use Plan. The commission decided not to take action at this time to change the Comprehensive Land Use Plan. Mr. Matyjasik stated that the Citizens Action Committee would need to be reconvened to change that plan.

The County Planning Commission (CPC) recommends changing the wording of Comprehensive Plan to include "officially adopted by the Olmsted Township Board of Trustees". Also to amend the definition of comprehensive plan and the definition of Variance in the definitions section of the proposed Zoning Resolution. The board agreed that these changes should be made.

The CPC recommended some changes that related to procedural requirements that were in conflict with the Ohio Revised Code. The inclusion of allowing non owner / non tenants to initiate zoning amendments, Section 560.03, is against the regulations in the Ohio Revised Code. Also the Public Hearing and Notice by Zoning Commission should read exactly as it is in the Ohio Revised Code. The board agreed with these recommendations.

Mr. Witherspoon stated that the residents have requested a greater area for resident notification for proposed rezonings. Mr. Bajorek agreed with that, however feels that it should be done at a later time and we adopt in Resolution F-99, the requirements of the Ohio Revised Code.

The CPC stated that the wording of Section 560.03 , first and second paragraphs, were in conflict with the Ohio Revised Code and needed to be changed. The Ohio Revised Code states that a vote, by the trustees, to change the commission's recommendation to the Trustees needs to be unanimous. Our Resolution F-99 states a majority is required. The Zoning Commission agrees that the changes should be made to reflect the Ohio Revised Code.

The CPC recommended changing the wording of Section 520.03 paragraph (e) (Submission of a General Development plan for Planned Residential Development-PRD) The first sentence of the paragraph should read, "prior to final plat approval by the Cuyahoga County Planning Commission." The commission members agreed with these changes.

The CPC recommended that the net density of the PRD-OD zone remain at the density of the underlying zone to maintain the open character and ruralness of the Township.

Mr. Witherspoon commented that some residents were concerned that the height regulations for PRD-OD zones were not addressed in the proposed Resolution. Mr. Campanallie stated that

height regulations were listed in Section 230.05 of the proposed resolution. Mr. Bajorek stated that in the PRD-OD Zone overlays the existing district and the regulations of the underlying district are still applied to the PRD-OD.

Mr. Bajorek would like to keep the regulations as they are written in Resolution F-99.

The CPC recommended that the PRD-OD Zone require more than 20% open space. Mr. Campanallie stated that 20% open space should be sufficient. Mr. Bajorek is comfortable with 20% open space requirements.

The CPC recommended that the overall density be calculated on net density after acreage for required roads has been figured in. Mr. Bajorek is concerned how the open space is affected regarding net density and gross density. Mr. Moir was concerned that the roads and sidewalks would be included in the calculation of open space. Section 220.08 states that the roads and sidewalks are not included as open space.

Discussion among the board members regarding net density and gross density and open space. Mr. Campanallie and Mr. Bajorek agreed that the open space requirement should remain at 20% open space.

Mr. Bajorek stated that it has been agreed that the calculation of units will be based on gross density.

The CPC recommends adding the definitions net density and gross density be included in Zoning Resolution F-99.

Mr. Bajorek stated that definitions of net density and gross density will be added.

The board discussed the use of open space for active recreation. The board agreed that the use of open space should not be used for active recreation. However passive recreation, such as walking trails may be allowed in open space areas.

The board members discussed the inclusion of land donations by developers or the fee designated per unit to the Township's parks and recreation fund.

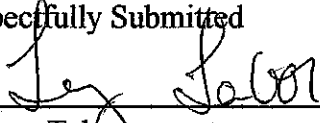
Mr. Bajorek made a motion to adopt Cuyahoga County Planning Commission Resolution 991214B, recommendations to Olmsted Township Zoning Resolution F-99 drafted 8/19/99, recommendations 2,3,4,6,7,8, and 9 and include modifications to section 220.08(b)6., to include "area used for outdoor active recreation and 220.08 (c) 2. Remove "outdoor active or", and recommend approval of Resolution F-99, including the proposed zoning district map revised 6/1/99, as modified, to the Olmsted Township Board of Trustees.

Seconded by Mr. Campanallie. Roll call. Mr. Thomas -no, Mr. Witherspoon-yes, Mr. -Arlow-yes, Mr. Campanallie-yes, Mr. Bajorek-yes.

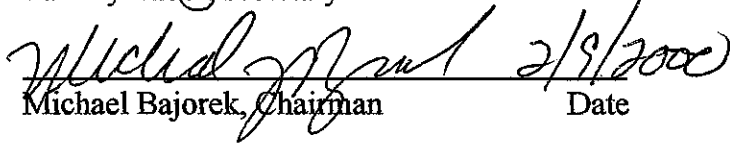
Mr. Bajorek thanked the board members for the work and time put into this resolution.

Mr. Arlow moved to adjourn. Seconded by Mr. Witherspoon. Roll call. All approved.

Respectfully Submitted



Tammy Tabor, secretary



Michael Bajorek, Chairman

Date