

The regular meeting of the Olmsted Township Zoning Commission was called to order Wednesday, January 23, 2002. Present was vice chairman Ryan Thomas, Richard Witherspoon, Jerry Gobble and John Lavelle. Mr. Gobble moved to approve the minutes of December 5, 2001 as submitted. Seconded by Mr. Richard Witherspoon. Roll call, all approved. Mr. Gobble moved to approve the minutes of December 12, 2001 as submitted. Seconded by Mr. Lavelle. Roll call, all approved.

Correspondence

The secretary reported that a notice was sent to Sharp Development and Pulte Homes regarding an additional builder requesting a sales sign at the entrance to Woodgate Farms. According to the June 27, 2001 minutes only one sales sign is permitted for the development.

Gross Builders/Sharp Development Plan approval

The secretary read the public notice for Resolution M-01, development plan approval for Gross Builders/ Sharp Development.

Ken Starrett was present representing Gross Builders. Mr. Starrett presented plans for the proposed apartment development on the north side of Schady Road, east of the Jennings Road intersection. Gross builders is proposing 348 apartment units on approximately 34 acres of property. There will be 15 buildings, each with 12 apartment units and one recreation complex. The parking will include 268 enclosed garages and 507 open parking spaces. The average is 2.27 spaces per apartment unit. Mr. Starrett stated that a variance was granted by the Olmsted Township Board of Zoning Appeals to allow fewer enclosed parking spaces than the Olmsted Township Zoning Resolution requires. The Olmsted Township Zoning Resolution requires 2 covered spaces per unit.

Mr. Thomas asked how many units per acre are proposed . Mr. Starrett stated ten units per acre. Mr. Lavelle asked how many square feet are the units. Mr. Starrett stated that the development will have private roads. All road maintenance, trash removal, landscaping and property maintenance will be done by Gross Builders. All property maintenance personnel live on site. Mr. Starrett stated that the one bedroom units will be 750-850 square feet and the 2 bedroom units will be 1100 square feet. Each building will have 8- two bedroom units and 4 - one bedroom units. One building will have 10 two bedroom units and 2- three bedroom units. Mr. Lavelle asked if all buildings and grounds are ADA, (Americans with disabilities act), compliant. Mr. Starrett stated that all buildings and access are ADA compliant and handicapped accessible parking is available.

Mr. Witherspoon asked if there will be sidewalks along Schady Road , in front of the development. Mr. Starrett stated that he does not plan on sidewalks along Schady. Mr. Gobble stated that with the county doing improvements and possibly widening Schady Road, it does not seem feasible at this time to construct sidewalks along Schady. Mr. Starrett stated that among discussions with Cuyahoga County the issue of side walks never came up.

Mr. Lavelle asked how the area will be lighted. Mr. Starrett stated that on each of the buildings there will be coach lights and lights above each entrance. In front of each building are pole lights and multiple lights on garage units. Mr. Gobble asked what the entrance to the site would be like. Mr. Starrett stated that there will be landscaping and mounding along Schady Road along with an

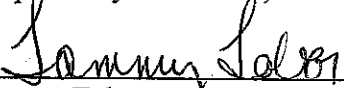
illuminated sign for the site. Mr. Gobble asked if there were any plans for a street light on Schady Road near the entrance. Mr. Starrett stated that he had not planned on a light, however he will add a light at the entrance. Mr. Witherspoon asked how the buildings will be identified. Mr. Starrett stated that each building will have an address and each unit will have a separate number. Mr. Starrett stated that the security system will be able to identify each unit and location for the fire and police departments in the event of an emergency. Mr. Starrett stated that there will be a recreation complex with a pool and exercise facility and also a room that would accommodate large gatherings. Mr. Lavelle asked when construction would begin. Mr. Starrett stated that they would begin site work this year and begin construction on the units next year. Mr. Thomas asked if any landscape plans have been submitted. Mr. Starrett stated that he has submitted a grading plan that shows proposed mounding and showed a copy of the proposed landscape plan. Mr. Thomas asked what type of trash collection would be used. Mr. Starrett stated that the sites for trash dumpsters are marked on the site plan and are generally surrounded by a board on board fence on three sides. Mr. Gobble asked what type of roads will be used. Mr. Starrett stated that all roads will be asphalt and will comply with Cuyahoga County Subdivision regulations.

Mr. Thomas asked if the board wanted to address the issue of sidewalks on Schady Road. Mr. Gobble stated that at this time Schady Road may be widened and sidewalks are not required. Mr. Thomas asked how mailboxes would be situated. Mr. Starrett stated that the mailboxes would be located inside the entrance to each building. Gross builders will work with the Postal Service to determine the requirements for mail delivery. Mr. Thomas stated that he would like to see address numbers on the street signs. Mr. Starrett stated that in all of Gross' developments addresses are show on the signs. Mr. Gobble moved to close the public hearing for Resolution M-01. Seconded by Mr. Lavelle. Roll call, all approved. Mr. Gobble moved to approve Resolution M-01 as submitted. Seconded by Mr. Lavelle. Roll call, all approved.

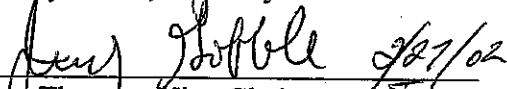
Mr. Lavelle stated that prosecutor Carmen Naso has not returned his call regarding the approval of parks and recreation fees. Mr. Gobble stated that another letter requesting an opinion be sent to the prosecutor's office. Mr. Thomas stated that a date for public hearing for Application # 02-6290 was needed. Mr. Gobble moved to hold the public hearing for application # 02-6290, to be known as Resolution B-02, February 27, 2002 at 7:30 PM. Seconded by Mr. Lavelle. Roll call, all approved.

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

Respectfully submitted,



Tammy Tabor, secretary

 2/27/02
~~Ryan Thomas, Vice Chairman~~ Jerry Gobble