

The regular meeting of the Olmsted Township Zoning Commission was called to order January 24, 2007 at 7:00 p.m. Present were Vice Chairman Richard McMakin, Richard Gebhard and Ronald Campanalie. Also present was Secretary Tammy Tabor.

The minutes were tabled until the next meeting due to absence of the board members.

#### Old Business Resolution G-06

Mr. McMakin moved to recess the regular meeting and open the public hearing for Resolution G-06. Seconded by Mr. Gebhard. Roll call, all approved.

Stan Katanic was present representing Pulte Homes. Mr. Katanic stated that he is replacing Kelly McIvor on this project. Ms. McIvor no longer works for Pulte Homes. Pulte Homes is requesting a change for the development plan for Seton Village located in Woodgate Farms. Mr. Katanic stated that due to the design of off street parking pads Pulte is requesting the removal of the existing parking pads and eliminating the proposed parking pads. The parking pads are not long enough to accommodate vehicles without covering the sidewalk. Mr. Katanic stated that Pulte has approached homeowners as to the possibility of purchasing additional property or gaining larger easements to extend the parking pads. Mr. Katanic stated that the homeowners were unwilling to grant additional land to Pulte for this purpose. Mr. Katanic stated that notices were sent to home owners in Seton Village requesting any feedback regarding the removal of the off street parking pads. Mr. Katanic stated that twenty two residents, 24%, responded. Of the 22 residents that responded 14 were in favor of removing the parking pads.

Mr. Gebhard asked when the letters were sent to the residents. Mr. Katanic stated that they were mailed on January 9, 2007.

Mr. McMakin asked if there were any Seton Village residents in attendance. No Seton Village residents were present.

Mr. Campanalie asked what additional parking was available. Mr. Katanic stated that there are a minimum of 2 driveway spaces and 2 garage spaces available to each residence.

Mr. Gebhard stated that the letters should have gone out to the residents sooner.

Mr. McMakin stated that the Board could table the hearing until February so that Pulte could try to obtain more feedback from the Seton Village residents. Mr. Campanalie stated that he felt asking for additional feedback was the most appropriate course of action at this time.

Mr. Katanic stated that he would be willing to try contacting residents again.

Mr. McMakin moved to continue the public hearing until February 28, 2007 at 7:00 p.m. to allow Pulte Homes time to contact the Seton Village Homeowners. Seconded by Mr. Campanalie. Roll call, all approved.

Mr. McMakin moved to reopen the regular meeting. Seconded by Mr. Gebhard. Roll call, all approved.

#### New Business

##### Wheaton Development Sign

Roger Hauser was present representing Wheaton Development. Mr. McMakin asked what type of sign Wheaton was proposing. Mr. Hauser stated that the sign would identify the development and be temporary until the permanent signs would be constructed. Mr. McMakin asked how long Wheaton planned on leaving this sign. Mr. Hauser stated that he wasn't sure. Mr. McMakin asked if this was a temporary sign or a permanent sign. Mr. Hauser stated that the sign would usually be kept in place until a model homes was constructed and then moved to the site of the model home. Mr. McMakin stated that moving the sign would have to be approved by the Olmsted Township Zoning Commission. Mr. McMakin stated that the site plan did not include measurements from the right of ways or a definite location marked. Mr. McMakin also stated that the dimensions of the

sign were larger than approved by the Olmsted Township Zoning Resolution. Mr. Gebhard stated that the Board would like more information regarding the location and length of time this sign would be located on the property.

Mr. McMakin moved to table the application submitted by Wheaton Development regarding a sign until the February 28, 2007 meeting at 7:00 p.m. Seconded by Mr. Gebhard. Roll call, all approved.

#### Olmsted Laser Wash Sign

Skip Collins and Robert Berg were present. Mr. McMakin stated that the application shows 3 signs on the property. Mr. McMakin stated that the directional enter/exit signs are permitted as long as they do not advertise the business. Mr. McMakin stated that the directional signs should read enter and exit only. Mr. Berg stated that he could remove the Olmsted Laser Wash name from the enter and exit signs. Mr. Gebhard asked if the business identification sign would impede the vision of drivers on Fitch or Cook Road. Mr. Collins stated that the sign is placed 44 feet from the right of way and will not block the vision of drivers on either street.

Mr. McMakin moved to approve the application for the signs as submitted for the Olmsted Laser Wash with the provision that all advertising be removed from the enter and exit signs. Seconded by Mr. Gebhard. Roll call, all approved.

Mr. McMakin moved to table the regular meeting and open the public hearing for Resolution A-07. Seconded by Mr. Campanalie. Roll call, all approved.

#### Resolution A-07

##### Arbors of Olmsted Development Plan Change

Dave Conwill was present representing Cook Road Investments. Mr. Conwill stated that the Arbors of Olmsted Apartments would like to erect landscape arbors that could possibly be used as a structure to house the development identification signs at each entrance. Mr. Gebhard asked if the arbor would be considered part of the sign. The Board discussed that if the sign was placed inside the arbor or suspended inside, the arbor would be considered part of the sign. Mr. McMakin stated that the height and size of the arbor did not conform to the Olmsted Township Zoning Resolution regulations for signs. If the arbor was considered a landscape feature and the sign was separate, they could be considered separately. Ms. Tabor stated that separate applications were submitted. The Board discussed options for construction of the sign and Arbor.

Ray Kling, Cook Road, stated that he liked the proposed design for the Arbor and the sign.

Barbara Kling, Cook Road, stated that she liked the idea for the Arbors and the signs. Ms. Kling stated that she was very happy with the landscaping and work being done at the Arbors of Olmsted site.

Mr. Conwill stated that the Arbor could be constructed separately from the sign. Mr. McMakin stated that if the Arbor was separate from the sign, the Arbor would be considered as a landscape feature and the sign could be considered on its own.

Mr. McMakin moved to approve Resolution A-07 with the following provisions. A development sign could be located at each entrance and no higher than six (6) feet tall from grade. The width of the signs could not exceed seven (7) feet, and the lighting shall be from the ground toward the


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development and away from Cook Road. The signs shall be placed no closer than forty (40) feet from the Cook Road center line and ten (10) feet from the interior street right of way. Decorative Landscape arbors may be constructed at each entrance separately from the signs. The arbors may not exceed seven feet six inches (7'6") in height, eight feet (8') wide and three feet six inches (3'6") in depth. The arbors are to be constructed of white vinyl. Seconded by Mr. Gebhard. Roll call, all approved.

Floor Discussion

Mr. McMakin moved to adjourn the meeting at 8:05 p.m. Seconded by Mr. Gebhard. Roll call, all approved.

Respectfully submitted,



Tammy Tabor, Secretary



Richard McMakin, Vice Chairman

06/27/07  
Date