

The Regular meeting of the Olmsted Township Zoning Commission was called to order January 2, 2008 at 7:00 PM. Present were Chairman John Lavelle, Richard Gebhard and Ronald Campanalie. Also present was Secretary Tammy Tabor.

Mr. Lavelle asked for any comments or concerns regarding the minutes of October 24, 2007 and as submitted. Hearing none. Mr. Lavelle moved to approve the minutes as submitted. Seconded by Mr. Gebhard. Roll call, all approved.

Mr. Lavelle asked for any comments or concerns regarding the minutes of November 28, 2007 as submitted. Hearing none. Mr. Lavelle moved to approve the minutes as submitted. Seconded by Mr. Gebhard. Roll call, all approved.

Country Bouquet/Cutting Garden Sign

Mr. Lavelle asked for a representative from Cutting Garden. Liz Tinter was present as the owner of Cutting Garden. Ms. Tinter stated that the shop was formerly known as Country Bouquet is now Cutting Garden. Ms. Tinter stated that she would like to install a new sign to let people know the new business name. Mr. Lavelle asked what color was the sign and if it would be illuminated. Ms. Tinter stated that the letters would be illuminated from the inside and the color is bluish-green or also called teal. Mr. Lavelle asked if there were any questions from the Board or the Audience. Hearing None, Mr. Lavelle moved to approve the installation of a new sign "Cutting Garden" at 7088 Columbia Rd. The sign will be ~133 inches in length and ~16 inches tall. The total square footage of the new sign is approximately 14.77 square feet. Seconded by Mr. Gebhard. Roll call all approved.

Mr. Lavelle moved to table the regular meeting and open the public hearing for Resolution I-07, the development plan for the proposed new intermediate school. Seconded by Mr. Gebhard. Roll call, all approved

Resolution I -07 Olmsted Falls Intermediate School Development Plan

Eric Yates of Architectural Vision Group and Charles Murphy of the Olmsted Falls Board of Education were presenting the application. Mr. Yates stated that the overcrowding in the schools created a need for a new building to house students in the Olmsted Falls School District. Mr. Yates stated that the new school would be built on the same site as the existing Middle School. Mr. Yates showed the plan to allow the new school to be connected to the proposed school by a common walkway to the south of the existing middle school. Mr. Yates stated that the new school would be built to the south and east of the middle school. Mr. Yates stated that the existing storm water retention system would be expanded to accommodate the new construction. Mr. Lavelle asked if the storm water permit has been obtained. Mr. Yates said that they have applied for the permit at this time.

Mr. Yates stated that the Olmsted Township Board of Zoning Appeals approved a variance to allow for one access drive to the new school and to allow for the decrease in the required parking spaces. Mr. Lavelle stated that the conditional use was also granted by the Olmsted Township Board of Zoning Appeals. Mr. Lavelle stated that there is no requirement for buffering in the Olmsted Township Zoning Resolution, however he would like some type of buffer to not only protect the residential area to the east, but protect the children that will be attending school. Mr. Yates stated that there is a dense tree line to the east that will not be removed by the construction. Mr. Lavelle asked if the tree line is on school property. Mr. Murphy stated that he is not sure how much of the tree line is on school property. Mr. Murphy stated that the tree line would be staying and the adjacent property owner had no plans to remove the trees at this time. Mr. Lavelle asked if the

school board would consider some type of buffer in the future if the trees were removed. Mr. Murphy stated that he could not speak for the entire school board, but would say that the Board would listen to any requests made. Mr. Lavelle asked if there will be lighting on the driveway. Mr. Yates stated that all of the light poles will be twenty feet from the property line and shielded so that the light does not impact the neighboring parcels. There will also be light poles in the parking areas and on the exterior of the building for safety. The structure will also use a geothermal HVAC system.

Mr. Gebhard asked when construction would begin. Mr. Yates stated that they expect to issue a bid package soon for the site project and a bid package in the spring for the building package. The proposed completion date for the school is August of 2009.

Mr. Lavelle stated that the design of the structure did not allow for access to the rear of the middle school or the proposed intermediate school by any safety vehicles. Mr. Lavelle stated that in the event of a fire in the rear of the buildings, the fire department would have to run a lot of hoses to reach the rear of the building. A fire could spread very quickly if the fire department cannot access the rear of the buildings with the necessary equipment.

Mr. Lavelle asked if there is any fencing proposed for the site. Mr. Murphy stated that the retention basin will have a black ornamental four foot fence enclosing it. Mr. Lavelle stated that all accessory uses, including fences and signs, would need approval of the Zoning Commission.

Mr. Campanalie asked how many students would be able to use the school and how many students are currently enrolled in the intermediate school. Mr. Murphy stated that the new facility would accommodate 760 students. Currently there are approximately 500 students enrolled in Fitch Intermediate school. Mr. Murphy stated that Fitch Intermediate school will become a Pre-Kindergarten and Kindergarten school and Falls Lenox will be used for grades 1-3.

Mr. Lavelle asked if the new school would be equipped with emergency generators that would sustain residents in the event that the school was used as an emergency shelter. Mr. Murphy stated that the school would be equipped with emergency generators that would provide only emergency lighting and provide power for refrigeration of food products. Mr. Murphy stated that the budget for the new school did not provide for additional generators.

Mr. Lavelle asked for any further questions. Hearing None, Mr. Lavelle moved to approve the application as submitted, Resolution I-07, for the proposed intermediate school. Seconded by Mr. Campanalie. Roll call. All approved.

Mr. Lavelle asked for any further comments from the audience. Hearing none. Mr. Lavelle moved to adjourn at 7:27 PM. Seconded by Mr. Gebhard. Roll call. All approved.

Respectfully submitted,

Tammy Tabor, Secretary

John Lavelle, Chairman Date