

The regular meeting of the Olmsted Township Zoning Commission was called to order January 28, 2004 at 7:03 p.m. Present were Vice Chairman Richard McMakin, Jerry Gobble, Richard Gebhard, and Steve Kilo. Chairman John Lavelle was absent due to illness.

Mr. Mc Makin asked for a motion for Resolution H-03. Mr. Gobble stated that due to the cancellation of the work session with the Board of Trustees and the Board of Zoning Appeals, he will make a motion to table the public hearing for Resolution H-03 until the February 25, 2004 meeting. Seconded by Mr. Kilo. Roll call, all approved.

Mr. Gobble moved to continue the public hearing for Resolution R-03, submitted by Wheaton Development, until February 25, 2004, due to the lack of information received from the applicant. Seconded by Mr. Kilo. Roll call, all approved.

#### Garland Griffin-contruction trailer

Mr. McMakin asked for a representative from Garland Griffin Homes. Chris Griffin was present representing Garland Griffin. Mr. Griffin stated that his company is beginning construction in phase 4 of Woodgate Farms. Currently the construction trailer is located in phase 2. Mr. Griffin stated that they would like to move the trailer from the site in phase 2, to subplot 186 in phase 4. Along with the existing trailer, Mr. Griffin would like to place an additional container at the site to hold additional equipment and keep the site neat and organized. Mr. Gebhard asked what the size the container would be. Mr. Griffin stated that the container is 8 feet by 40 feet. Mr. McMakin moved to approve the application as submitted. Seconded by Mr. Gobble. Roll call, all approved.

#### Sharp Development-Woodgate signs

Mr. McMakin asked for a representative of Sharp Development. Tom Gerber was present representing Sharp Development. Mr. Gerber stated that Sharp Development currently has signs at the entrances to Woodgate Farms on Sharp and Schady Roads. Mr. Gerber stated that Sharp Development would like to change the existing signs to include all of the builders working in Woodgate. An additional sign would be located at the entrance to Woodgate Farms on Sprague Road. Mr. Gobble asked how tall these signs would be. Mr. Gerber stated that the signs would not be any taller than what is existing, approximately 10 feet high. Mr. Gobble asked how long the signs would be located in the development. Mr. Gerber stated that the development should be completed sometime in 2005.

Mr. McMakin moved to approve the application as submitted, with the signs not to exceed 10 feet in height. Seconded by Mr. Gobble. Roll call, all approved.

Mr. McMakin moved to set a public hearing for Resolution A-04, Phase 8 and The Landings of Timber Lakes at Woodgate Farms for February 25, 2004 at 7:00 pm. Seconded by Mr. Gebhard. Roll call, all approved.

#### Floor Discussion

Jim Schiely was present representing a township land owner. Mr. Schiely would like to develop a parcel of land that is currently zoned R-40. At that zoning the parcel would be able to develop 28 single family homesites. Seven of which would face Sharp Road. Mr. Schiely would like to develop the site with 28 single family homesites with a different configuration. The zoning would need to be changed to R-30 and all sites would be accessed from a road that has one entrance off Sharp Rd. and one entrance off Schady Rd. The proposed development would have lots that are all approximately 32000 square feet. The development would have a buffer around the exterior of the development along Sharp and Schady Roads. Mr. Schiely stated that the average home price would be approximately \$325,000.00 and 3500 square feet in size. Mr. Gobble stated that the development plan looks to be very nice with the proposed rezoning of the land.

The Board agreed that the proposed rezoning for this development looks like a better plan than the current R-40 configuration with the same number of homesites. Mr. Schiely thanked the Board for their time and input and would consider submitting an application for rezoning of this parcel.

Mr. Gebhard moved to set a public hearing for Resolution D-04, development plan changes to Phase 2 of Woodgate Farms, for February 25, 2004 at 7:00 pm. Seconded by Mr. Gobble. Roll call, all approved.

Mr. McMakin moved to adjourn. Seconded by Mr. Gobble. Roll call, all approved.

Respectfully submitted,



---

Tammy Tabor, secretary

---

Richard McMakin, Vice Chairman