

The special meeting of the Olmsted Township Zoning Commission was called to order January 7, 2004 at 7:00 p.m. Present were Chairman John Lavelle, Richard McMakin and Steve Kilo. Also present were secretary Nicole Rosiu and Trustee Ted Fink.

Mr. Lavelle moved to approve the minutes for the October 22, 2003, November 25, 2003 and December 16, 2003 meetings. Seconded by Mr. McMakin. Roll call, all approved.

Mr. Lavelle moved to table the regular meeting and re-open Resolution H-03, Text Amendment to the Olmsted Township Zoning Resolution. Seconded by Mr. Kilo. Roll call, all approved.

Mr. Lavelle stated that this resolution was sent to Cuyahoga County and they sent it back. Mr. Lavelle said that there are some things that he agrees with and some that he does not. Mr. Lavelle said that he would like to get the Trustees involved in this matter. Mr. Lavelle stated that he does not agree with the change of the 20 acre PRD due to the fact that if this changes, there will be PRDs all over the place. Mr. Lavelle stated that they could keep it at 100 acres and request a variance, which is always an option. Mr. Lavelle asked for opinions from the audience. Ron Campanalie stated that he doesn't care either way.

Mr. Lavelle said that he would like to have a work session with the Trustees, Board of Zoning Appeals, Zoning Commission and Building Commissioner, Daniel J. Gargas. Mr. Lavelle suggested tabling this Text Amendment until everybody can get together and review the changes.

Mr. Lavelle asked if anyone from the audience had any comments or questions.

Rob Izer from Pulte Homes said that he had some comments about the open space. Mr. Izer said that he thinks the 20-acre PRD is the right thing to do. Mr. Izer stated that the Comprehensive Land Use Plan says that there has to be 20% open space and Mr. Izer believes that there should be 30% open space allowed. Mr. Izer said the Comprehensive Land Use Plan encourages giving the density back where the open space is created nicely, rather than back in a corner, which is almost non-existent. Mr. McMakin asked if Mr. Izer was proposing this for single and multi-family homes. Mr. Izer stated that he was just talking about single-family dwellings. Mr. Izer said that he believes a community with 40% open space looks much nicer than a community with only 20% open space. Mr. Lavelle stated that he did not want to change it without all of the board members present.

Mr. Izer suggested reducing the amount of retention area allowed. Mr. Lavelle said he thought that was a good idea and could be looked at. Mr. Fink and Mr. Campanalie also agreed that it was a good idea.

Mr. Lavelle moved to table the public hearing for Resolution H-03 until January 28, 2004 at 7:00 p.m. Seconded by Mr. McMakin. Roll call, all approved.

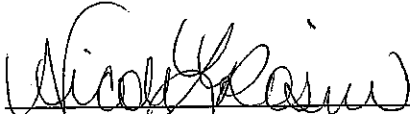
Floor Discussion

Mr. Lavelle stated that he would like to submit a request to hire a land use attorney. Mr. Lavelle said that Trustee Karen Straka stated that the Township used to have one, but he won't come back, because the Township won't pay him. Mr. McMakin said that the Township couldn't get proper representation from Cuyahoga County, because almost everything the Zoning Commission does, goes against the Cuyahoga County Planning Commission.

Mr. Lavelle stated that there are a lot of issues that need to be discussed. Mr. Lavelle also said that there have been about 5 requests in writing in the past 5 years with comments from the public about proper representation for Olmsted Township. Mr. Fink stated that he thinks it's a good idea to get all the Township's boards together to address all the issues on the zoning changes.

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

) Respectfully submitted,



Nicole L. Rosiu, Secretary



John Lavelle, Chairman