

The regular meeting of the Olmsted Township Zoning Commission was called to order July 23, 2003 at 7:00 p.m. Present were Chairman John Lavelle, Richard Gebhard, Richard McMakin, Richard Witherspoon and Jerry Gobble. Also present was secretary, Tammy Tabor. Mr. McMakin moved to approve the minutes of June 25, 2003 as submitted. Seconded by Mr. Gobble. Roll call, all approved.

Mr. Lavelle moved to set a public hearing for preliminary development plan approval for Phase 6 and the Gates Village cluster site within the Woodgate Farms subdivision. Seconded by Mr. Gebhard. Roll call, all approved.

Mr. Lavelle moved to table the public hearing for Resolution J-03, request for rezoning, until September, 24, 2003 at 7:00 p.m. Mr. Lavelle stated that the Olmsted Township Zoning Commission must receive recommendations from the Cuyahoga County Planning Commission prior to making a recommendation.

Dave Conwill was present representing Pride One Realty, applicant of Resolution J-03. Resolution J-03 requests the rezoning of parcel # 264-05-002, from the current zoning of R-40, residential to CS, commercial services. Mr. Conwill displayed photos of the proposed mini storage facilities if the property is granted rezoning.

Mr. Lavelle asked how many acres are being requested for rezoning.

Mr. Conwill stated 10 acres. He would like to split the parcel and have only the west end zoned commercial.

Mr. Gobble asked why only part of the property would be commercial.

Mr. Conwill stated that there is currently a home on the east side of the property and would like to leave that property as a buffer to the residential district.

Mr. McMakin asked where the entrance would be.

Mr. Conwill stated that the east side of the property on Cook Rd.

Mr. Gobble asked why the entire parcel is not being rezoned.

Mr. Conwill stated that there are 3 residential homes to the south of the parcel, that front on Cook Rd. Rezoning the entire parcel would create an island of residential in the middle of commercial zoning.

Mr. Raskin, Cook Road, asked where the entrance would be.

Mr. Conwill stated that the entrance would be on Cook Rd, the last parcel in Olmsted Township.

Mr. Lavelle asked for any further comments or questions. Hearing none, Mr. Lavelle moved to table the hearing for Resolution J-03 until September 24, pending recommendation from the Cuyahoga County Planning Commission.

Seconded by Mr. Gobble. Roll call, all approved.

Mr. Lavelle moved to open the public hearing for Vita Mix, plan approval. Seconded by Mr. McMakin. Roll call, all approved.

Doug Smith was present representing Vita Mix. Mr. Smith showed photos of the existing building. Mr. Smith stated that they would like to construct a 40 foot by 60 foot reception building. The building would house a conference room and offices upstairs and a reception area downstairs. Mr. Smith stated that the structure would not increase the number of employees or decrease the number of parking spaces.

Mr. McMakin asked if there will be overhead utilities. Mr. Smith stated that the utilities will be underground.

Mr. Gargas stated that the all of the plans will be reviewed by Olmsted Township's consulting engineer and plan reviewer prior to permits being issued.

Mr. McMakin asked if the new expansion was done. Mr. Smith stated that the new warehouse was complete, they are currently finishing the asphalt in the parking lot.

Mr. Jocke, Usher Rd., was sworn in. Mr. Jocke asked how trucks will access the building. Mr. Smith stated that the trucks will come around the tree line to access the docks. There is a 30 foot pad around the building that can be used to turn around.

Mr. Jocke asked about the sprinkler system. Mr. Jocke stated that the water pressure is very low. Will the fire pump that is intalled drain the water lines?

Al Guether, contractor for Vita Mix was sworn in. Mr. Guenther stated that the water lines will not be drained if the fire pump is used.

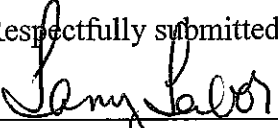
Mr. Lavelle asked for any further questions or comments. Hearing none, Mr. Lavelle moved to approve as submitted with the plan approval from the Township's consulting engineer. Seconded by Mr. McMakin. Roll call, all approved.

Mr. Lavelle moved to close the public hearing. Seconded by Mr. Gobble. Roll call, all approved.

Mr. Gargas stated that the proposed changes to the Zoning Resolution should be ready for review by the Board in September. Mr. Lavelle moved to continue the public hearing for the proposed Zoning Resolution on September 24. Seconded by Mr. McMakin. Roll call, all approved.

Mr. Lavelle moved to adjourn at 7:47 p.m. Seconded by Mr. McMakin. Roll call, all approved.

Respectfully submitted,



Tammy Tabor, secretary



John Lavelle, Chairman