

The regular meeting of the Olmsted Township Zoning Commission was called to order July 28, 2004 at 7:00 pm. Present were Chairman John Lavelle, Steve Kilo and Richard McMakin. Also present was secretary Tammy Tabor. Mr. Lavelle moved to approve the minutes of May 26, 2004 as submitted. Seconded by Mr. Kilo. Roll call, all approved.

James Kile-sign

Mr. Lavelle asked if Mr. James Kile was present. Mr. Kile is requesting a nameplate sign to be placed on his property to notify people that he has stables available to board horses. Mr. Lavelle asked where the sign would be placed. Mr. Kile stated that the sign would be 20 feet from the road. Mr. Lavelle asked what the sign would be made of. Mr. Kile stated that a brick landscaping column would be used to hang a one foot by three foot sign that would state stables are available. Mr. McMakin asked how large the column is. Mr. Kile stated that the landscape column is brick and is approximately sixteen inches wide and three feet five inches high. Mr. Lavelle moved to approve the application for a sign as submitted. Seconded by Mr. McMakin. Roll call, all approved.

Cheap Smokes-sign

Mr. Lavelle asked for a representative from Cheap Smokes for a sign application that was submitted. No one was present representing Cheap Smokes. Mr. Lavelle moved to table the meeting until the next regularly scheduled meeting on September 22, 2004. Seconded by Mr. McMakin. Roll call, all approved.

Resolution I-04 – Olmsted Ice Expansion

Mr. Lavelle moved to table the regular meeting and open the public hearing for Resolution I-04, Olmsted Ice Development Plan. Seconded by Mr. McMakin. Roll call, all approved. Norman Dickson and Ted Dickson were present representing Olmsted Ice. Norman Dickson stated that they would like to construct a 20 foot by 50 foot addition to the existing facility. The new addition would be used for storage of their product prior to selling. The holding bin they propose to use is the latest design and is approved by the FDA for sanitary purposes. The new holding bin will be able to hold 50 tons of ice. Mr. Lavelle asked if the structure is on light industrial property. Mr. Dickson stated that the property is zoned light industrial. Mr. Lavelle asked if there were any more comments from the Board or the audience. Hearing none, Mr. McMakin moved to approve the application as submitted. Seconded by Mr. Lavelle. Roll call, all approved.

Mr. Lavelle moved to close the public hearing for Resolution I-04 and open the public hearing for Resolution E-04. Seconded by Mr. McMakin. Roll call, all approved.

Resolution E-04 Berg Laser Wash

Mr. Lavelle stated that Resolution E-04 is requesting development plan approval for a self serve car wash at the north east corner of Cook and Fitch Roads. Robert Berg, applicant, and Gary Fisher, Architect for the project were present. Mr. Berg stated that the application has been approved for a conditional use by the Olmsted Township Board of Zoning Appeals. Mr. Fisher stated that they are still waiting for the Cuyahoga County Sanitary Engineers to provide information on connecting sewers to that parcel. Mr. Fisher stated that the parcel currently has vacant land and a house on that property. The parcel will be divided so that the house will not remain on the same lot as the car wash. Mr. Berg will own both properties. Mr. Lavelle asked what type of lighting will be used. Mr. Fisher stated that the lights will be sharp cut-off lights that will project light down rather than out. Mr. McMakin asked if they have any projections of the amount of traffic the car wash will generate. Mr. Berg stated that through studies of similar car washes in the surrounding

communities, they expect approximately 38 cars per day. The car wash is proposed to be open 24 hours a day 7 days a week. This is a full service car wash. The customer drives up pays for the wash and stays in the vehicle. The total wash and dry time is approximately 8 minutes.

Mr. Lavelle asked where the entrance and exit drives would be. The entrance and exit would be on Fitch Rd. and there would be an exit only drive onto Cook Rd. Mr. McMakin stated that he was in attendance at the Olmsted Township Board of Zoning Appeals meeting where the applicant stated that they would be willing to alter the operating hours if it proved to be a nuisance to the residents. Mr. Fisher stated that from 20 feet away the noise is no louder than the traffic. Mr. Lavelle asked if the audience had any questions.

Terry Petro lives near the corner. Ms. Petro stated that the congestion of traffic at that intersection is very great especially at rush hour. How many bays will be at this car wash and how many vacuums will be there. Mr. Berg stated that there will be two bays and 2 vacuums.

Mr. Lavelle asked if the applicant would be removing the house on the parcel. The proposed lot split does not provide for the required setback between residential and retail properties. Mr. Fisher stated that both properties are zoned retail. Mr. Lavelle stated that if the continued use is residential the residential setbacks must be maintained. Mr. Lavelle asked for any further comments or questions. Hearing none Mr. Lavelle proposed a special meeting to continue this hearing. Mr. Lavelle stated that the Board would hear this case in August and if the applicant did not have the information at that time, on the sanitary connections, please advise the Board and they would reschedule the hearing. Mr. Lavelle moved to hold a special meeting on August 25, 2004 at 7:00 p.m. Seconded by Mr. McMakin. Roll call, all approved.

Mr. Lavelle moved to table the public hearing for Resolution E-04 and open the public hearing for Resolution J-04. Seconded by Mr. Kilo. Roll call, all approved.

Resolution J-04- Police Fire, Service Department Expansions

Pat Thornton was present representing the Olmsted Township Board of Trustees. This hearing is for development plan approval for the proposed construction of the police, fire and service departments in Olmsted Township. Mr. Thornton stated that the proposal is an expansion of a lawful non conforming use. The proposed site for construction is the open space between the existing police station and the houses to the north on Fitch Rd. Most of the existing trees will remain as a buffer between the new construction and the homes. Visitor parking will be on Fitch Rd. and police and fire traffic will use the Cook Rd. Drive to access the rear portions of the buildings. The buildings will be designed to look similar to Town Hall and not have an industrial appearance.

Kim Garrett lives near the site. Ms. Garrett would like the trees to remain. Mr. Thornton stated that as many trees as possible would remain.

Mr. Lavelle asked if the project has gone out for bids. Mr. Thornton stated that the plans were to be released on 7-29-04. Mr. Thornton stated that construction should begin in 4-6 weeks for the police department and approximately 8 weeks for the fire department.

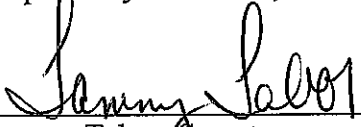
Mr. McMakin asked that there be no traffic or activity near the Heatherwood Dr. residents or on the North side near the Fitch Road residents. Mr. Lavelle asked if the area would be landscaped. Mr. Thornton stated yes. Mr. Lavelle moved to approve the application as submitted with a well developed buffer, including mounds, conifer and deciduous trees, fencing and attractive landscaping. Seconded by Mr. McMakin. Roll call, all approved.

Mr. Lavelle moved to close the public hearing for Resolution J-04 and reopen the regular meeting. Seconded by Mr. Kilo. Roll call, all approved.

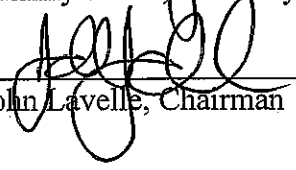
Floor Discussion

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

Respectfully submitted,



Tammy Tabor, Secretary



John Lavelle, Chairman

9/27/04
Date