

The regular meeting of the Olmsted Township Zoning Commission was called to order July 25, 2007 at 7:00 p.m. Present were Chairman John Lavelle, Richard McMakin, Richard Gebhard and Ronald Campanalie. Also present was Secretary Tammy Tabor.

Steven Kilo was absent.

Approval of Minutes

Mr. McMakin moved to approve the minutes of June 27, 2007 as submitted. Seconded by Mr. Gebhard. Roll call all approved.

Old Business

New Business

Olmsted Auto Care Development Plan

Mr. Lavelle asked for a representative of Olmsted Auto Care. Gary Fischer from Arkinetics Architects and Urbanists is the designer of the plans, William Engelmann is the property owner, and Pat Theobald, Harry Koenning and Jim Humphrey are the owners of Olmsted Auto Care. All were present representing the application.

Mr. Lavelle stated that the Board has received an application requesting expansion of the service garage located at 27098 Cook Rd. Mr. Lavelle stated that the garage is in an area zoned for retail business and auto repair garages are not permitted. Mr. Lavelle stated that the Olmsted Township Board of Zoning Appeals has approved the expansion of the non conforming use. Mr. Lavelle asked one of the representatives to present the plan to the Board.

Gary Fischer stated that due to the increase in business at that location, the owners of the business are requesting an additional 2200 square feet of space be added to the existing garage. Mr. Fischer stated that the expansion would create 3 new garage bays. Also, no new utilities would be added.

Mr. Fischer stated that the parking areas are adequate for the expansion. Olmsted Township Zoning Resolution stated that 2 parking spaces are needed per service bay and one parking space per employee. The total of paved parking spaces is 18. There are 3 service technicians employed and a total of 7 service bays proposed. Mr. Fischer stated that there is also gravel parking available if necessary.

Mr. Lavelle asked how many acres are on the site. Mr. Engelmann stated that he thought approximately 11 acres.

Mr. McMakin asked if there will be floor drains in the bays. Mr. Engelmann stated that there may be floor drains and they would be attached to the oil separator as required by the EPA.

Mr. Lavelle asked if they knew how long before sewer and water would be available for tap in. Mr. Engelmann stated approximately 2-3 years.

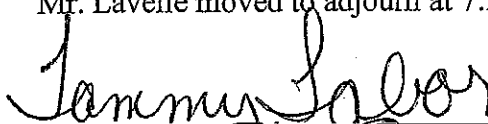
Mr. Lavelle asked if additional exterior lighting was proposed. Mr. Fischer stated no.

Mr. McMakin asked how soon the applicant would begin construction. Mr. Fischer stated that they would begin the construction plans as soon as the development plan was approved by the Trustees.

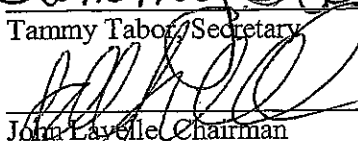
Mr. McMakin asked if the new bays would have taller doors. Mr. Fischer stated that the doors may be slightly taller than the existing doors.

Mr. Lavelle asked for any further comments or questions. Hearing none, Mr. Lavelle moved to approve Resolution D-07 as submitted for Olmsted Auto Care. Seconded by Mr. Campanalie. Roll call all approved.

Mr. Lavelle moved to adjourn at 7:22 p.m. Seconded by Mr. Gebhard. Roll call all approved.

 10-4-07

Tammy Tabor, Secretary

 10-24-09

John Lavelle, Chairman Date