

The regular meeting of the Olmsted Township Zoning Commission was called to order June 25, 2003 at 7:00 p.m. Present were Chairman John Lavelle, Jerry Gobble and Richard McMakin.

Mr. Lavelle moved to approve the minutes as submitted for the April 23, 2003, May 14, 2003 and May 28, 2003 meetings. Seconded by Mr. Gobble. Roll call, all approved.

Mr. Lavelle moved to set a public hearing for a request for rezoning submitted by Pride One Realty for July 23, 2003 at 7:00 p.m. Seconded by Mr. McMakin. Roll call, all approved.

Mr. Lavelle stated that an application was submitted by Brilliant Electric Sign for a sign to be placed at 7068 Columbia Road for the Subway restaurant. The Board discussed the size and location of the proposed sign. Hearing no objections from the audience or Board members, Mr. Lavelle moved to approve the sign application as submitted. Seconded by Mr. Gobble. Roll call, all approved.

Mr. Lavelle moved to table the regular meeting and open the public hearing for Resolution I-03, Pembroke Place preliminary approval. Seconded by Mr. McMakin. Roll call, all approved. Robert Izer was present representing Pulte Homes. Pembroke Place is proposed to be a townhouse development on Jennings Road, south of the Ohio Turnpike. Mr. Izer stated that Pulte Homes is planning 245 attached townhouse units and has consulted previously with the Township and received recommendations regarding the proposed development. Mr. Izer stated that the units are designed for 1300-1500 sq. ft. and will sell for \$120,000.00 - \$160,000.00. The buildings will have stone and siding exteriors. Mr. Izer stated that the land is also owned, not leased by the homeowner. Mr. Izer stated that the Board had requested an additional entrance/exit for homes at the far west end of the development. Currently Pulte Homes is working to design a boulevard type entrance or purchasing additional land to the west of the site to provide emergency access.

Wes Bement, 27376 Schady Road, stated that he lives to the south of the property. Along with other residents, he would like to see a buffer that would keep residents of Pembroke Place from coming onto their property. Mr. Bement stated that the residents are aware of the proposed development, however would like to see less buildings and all parcels including a parcel on Jennings Road should have adequate buffering around the entire townhouse development. Mr. Izer stated that the effect of a fence around the entire development is not very attractive. Pulte would like to keep most of the existing tree line and use a combination of trees, mounding, landscaping and fencing to create a buffer. Mr. Bement would not like to see another drive at the far west end of the development due to the increased traffic. The residents of Schady Road would also like to know if it would be possible to move the placement of buildings to the north of the parcel or move some of the buildings to the south of the parcel. Mr. Izer stated that they would not be able to move some of the structures due to wetland areas and the financial aspect would not provide for removing units from the plan.

Mr. McMakin stated that the development was granted the current zoning and density by a court judgment. The Township may be able to control some aspects of the development, however, the number of units has been set by the court judgment. Mr. Bement would like to be assured that all of the drainage would be adequate and not cause any flooding to

existing properties. Mr. Izer stated that all of the drainage and storm water management would be approved by the Cuyahoga County Engineer.

Mr. Bement asked if it would be possible that the builder could mark the property lines so that current residents could visualize where the development would begin. Mr. Izer stated that he would ask the surveyors to mark the boundaries.

Mr. McMakin stated that the alternate means of ingress and egress would be for the safety of the Pembroke Place residents.

Mr. Lavelle asked for any further discussion. Hearing none, Mr. Lavelle moved to approve the preliminary plan for the Pembroke Place development with the following conditions:

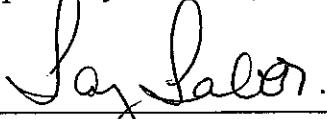
1. an alternate access or boulevard type drive be incorporated for access to the far west end of the development
2. open space be defined and possibly some type of passive recreation, ie; park benches, walking trail
3. buffer zones be defined between RMFT and R-40 zones
4. street lighting plans be shown
5. sidewalks inside development and along Schady Rd. and Jennings Rd. where required.
6. County Engineer and Olmsted Township's consulting engineer's approval of roads, grading, drainage
7. approval of all plans by the Cuyahoga County Planning Commission

The motion was seconded by Mr. Gobble. Roll call, all approved.

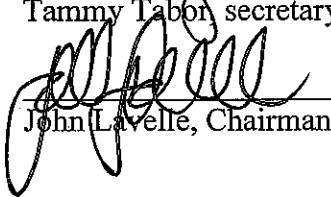
Mr. Lavelle moved to close the public hearing for Pembroke Place. Seconded by Mr. McMakin. Roll call, all approved.

Mr. Lavelle moved to adjourn the meeting. Seconded by Mr. Gobble. Roll call, all approved.

Respectfully submitted,



Tammy Tabor, secretary



John Lavelle, Chairman

7-23-03
Date