

The regular meeting of the Olmsted Township Zoning Commission was called to order at 7:03 p.m. Wednesday June 27, 2007. Present were Chairman John Lavelle, Richard McMakin, Richard Gebhard and Ronald Campanalie. Also present was Secretary Tammy Tabor.

Mr. Lavelle moved to approve the minutes of October 25, 2006 as submitted. Seconded by Mr. Campanalie. Roll call, Mr. Campanalie-yes, Mr. Lavelle-yes, MR. Gebhard and Mr. McMakin abstained from voting.

Mr. Lavelle moved to approve the minutes of November 21, 2006 as submitted. Seconded by Mr. McMakin. Roll call, Mr. Gebhard-yes, Mr. McMakin-yes, Mr. Campanalie and Mr. Lavelle abstained from voting.

Mr. Lavelle moved to approve the minutes from January 24, 2007 as submitted. Seconded by Mr. McMakin. Roll call, Mr. Gebhard-yes, Mr. McMakin-yes, Mr. Campanalie-yes, Mr. Lavelle abstained from voting.

Mr. Lavelle moved to approve the minutes from February 28, 2007 as submitted. Seconded by Mr. McGebhard. Roll call, Mr. Gebhard-yes, Mr. Lavelle-yes, Mr. Campanalie-yes, Mr. McMakin abstained from voting.

Mr. Lavelle moved to approve the minutes form April 25, 2007 as submitted. Seconde by Mr. Campanalie. Roll call, Mr. Mr. McMakin -yes, Mr. Campanalie-yes, Mr. Lavelle and Mr. Gebhard abstained from voting.

Mr. Lavelle moved to recess the regular meeting and open the public hearing for Resoution B-07. Seconded by Mr. Gebhard. Roll call all approved.

Resolution B-07 Gate Village Development Plan Approval

Stan Katanic was present representing Pulte Homes. Mr. Katanic stated that this plan was approved in 2006 and in 2003. Mr. Lavelle asked if there are any changes since the original plan was approved. Mr. Katanic stated that the only change was to eliminate the off street parking pads. Mr. Katanic stated that the parking was not required and construction of the parking pads did not conform to the off street parking requirements in the Olmsted Township Zoning Resolution. Mr. Katanic stated that due to the economy, Pulte homes would like to delay the construction of Gates Village. Mr. Katanic stated that Pulte still has homes available in Seton Village and in other Phases of Woodgate Farms. Mr. Katanic stated that Pulte would like a 36 month approval of the development plan. Mr. McMakin stated that the Board may be very different in 3 years. Mr. McMakin stated that he would not like to approve the development plan for more than 24 months. Mr Lavelle asked if there were any questions from the Board or the audience. Hearing none, Mr. Lavelle moved to approve Resolution B-07 for Development Plan Approval for Gates Village for 24 (twenty four) months. Seconded by Mr. Campanalie. Roll call all approved.

Mr. Lavelle moved to close the public hearing for Resolution B-07 and open the public hearing for Resolution C-07. Seconded by Mr. Gebhard. Roll call all approved.

Resolution C-07 DiSanto Enterprises Plan Approval

Bruce Rinker, Michael Disanto and Dan Neff were present representing DiSanto Enterprises. Mr. Lavelle stated that he was aware that this development went before the Olmsted Township Board of Zoning Appeals and the Court of Common Pleas. Mr. Lavelle stated that the plan that he was aware of consisted of 87 single family homes to be developed at a density of 2.24 units per acre. Mr. Lavelle stated that the density was granted by the Olmsted Township Board of Zoning Appeals for development of a PRD (Planned Residential Development) with less than 100 acres. Mr. Lavelle asked why the developer had gone to the Court for a decision instead of applying to the

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Olmsted Township Zoning Commission first. Mr. DiSanto stated that the Board had not been willing to agree to his developments in the past.

Mr. Rinker stated that the features of this site include electrical towers that run through the center of this lot. Mr. Rinker stated that the site will blend with the surrounding developments and will appear as another phase of Woodgate Farms which surrounds the proposed development. Mr. Rinker stated that the density and type of development is compatible with the Olmsted Township Comprehensive Plan.

Mr. DiSanto stated that he is the owner of 39 acres across from the Olmsted Falls Soccer Fields on Schady Road. Mr. DiSanto stated that he has submitted a preliminary plan that is comprised of 87 single family homes with density of 2.24 units per acre. Mr. DiSanto stated that the development would blend with the surrounding development. The lots would be an average of 70 (seventy) feet by 100 (one hundred) feet. The availability of municipal water and sewer to the area has provided for higher density development of the area. Mr. DiSanto stated that the Olmsted Township Board of Zoning Appeals has approved the plan for the site to be developed as a PRD with the less than 100 acre requirement. Mr. DiSanto stated that he would like to build upscale housing on the site.

Dan Neff, Neff & Associates, stated that the site had been changed to a reduced number of lots to accommodate the PRD zoning. Mr. Neff stated that the site will have 87 home sites. Public Roads and Public utilities Mr. Neff stated that the storm water will be handled on site and conform to the EPA Phase II storm water requirements for quantity and quality control standards. Small stream on site and both will be used for storm water control. There will be open space areas as well as wetlands that are not permitted to be developed. Mr. Neff also stated that the open space will be contiguous and blend with the open spaces in the surrounding Woodgate Farms Development. Mr. Neff stated that no homes will be built under the power lines. Mr. Neff stated that the developer is proposing a walking path through the development so that the homeowners would have access to the entire development and the open space areas.

Mr. Lavelle stated that the roadways and infrastructure would need to comply with the Cuyahoga County Subdivision Regulations. Mr. Neff stated that they would be. Mr. Neff stated that they would like to have 12 feet between buildings to allow for the construction of larger homes. Mr. McMakin stated that the PRD requirement is 20 feet between structures. Mr. Lavelle stated that anything that does not conform to the code would need to have approval from the Board of Appeals. Mr. McMakin stated that this is preliminary approval only and many of the items on the preliminary plan will need to be addressed at the time of final approval. Mr. Lavelle also stated that the Fire Department may have issues with the distance between buildings.

Mr. Lavelle stated that fire hydrants are not on the plan. Mr. Neff stated that they will be addressed at final approval and would be placed 300 feet apart or less. Mr. Lavelle stated that there are 87 proposed units, the Road would be a public street. Mr. Neff agreed. Mr. Lavelle asked about the street lights. Mr. Neff stated that the electric company usually determines what type of lighting is required and the placement of the lights. Mr. Lavelle asked what the expected price range of the homes would be. Mr. DiSanto the size of the homes would be 1600-3200 square feet. Mr. Lavelle asked what type of street signs would be used. Mr. Neff stated the Olmsted Township's standard street signs. Mr. Lavelle asked if the development would be affiliated with Woodgate Farms. Mr. DiSanto stated that there will be no affiliation with Woodgate Farms and a separate Home Owners Association. Mr. Lavelle asked if there would be sidewalks on one side or both. Mr. Neff stated sidewalks would be on both sides. Mr. McMakin asked for the cul de sac width? Mr. Neff stated that whatever was required they would comply. Mr. Lavelle asked if there is any recreation for children. Mr. DiSanto stated that a tot lot is possible, no facility or structure, and walking trails are proposed. Mr. Lavelle asked what type of mailbox is proposed. Mr. Neff stated that the post office will mandate what type of mailbox is used. Mr. Lavelle asked if the retention basins are counted as open space Mr. Neff stated that without the retention basins there is approximately 2 acres. Mr.

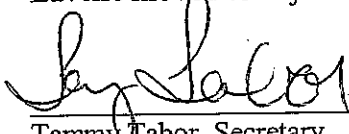
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Gebhard asked if any of the surrounding properties would be impacted by the development. Mr. Gebhard stated that the Board has heard issues regarding drainage and flooding on Schady Road. Mr. Neff stated that the development would probably have a positive impact on the surrounding properties. Mr. Lavelle asked why the builder is in a hurry to build. Mr. Neff stated that there is a lot of product yet to be absorbed before additional construction would be considered. Mr. Neff stated that the market should be turning. Mr. McMakin asked what the price range would be. Mr. DiSanto stated that the proposed price range would be \$280,000 - \$400,000.

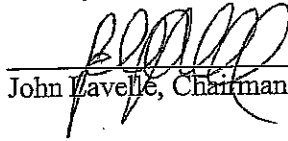
Mr. Lavelle moved to approve the Preliminary Plan Approval for Resolution C-07, Schady Road Subdivision contingent on the variance approval of the 12 foot space between buildings. Discussion regarding the motion. Mr. Lavelle withdrew his motion. Mr. McMakin moved to accept the preliminary plan C-07, for the Subdivision at Schady Road Resolution as submitted and that any variance from the code will be done on an individual basis. Seconded by Mr. Gebhard. Roll call, all approved.

Mr. Lavelle moved to close the public hearing for Resolution C-07 and reopen the regular meeting. Seconded by Mr. McMakin. Roll call all approved.

Mr. Lavelle asked for any further discussion from the Board or the audience. Hearing none, Mr. Lavelle moved to adjourn the meeting at 7:53. Seconded by Mr. Gebhard. Roll call all approved.



Tammy Tabor, Secretary



John Lavelle, Chairman

7/25/07
Date