

The regular meeting of the Olmsted Township Zoning Commission was called to order June 25, 2008 at 8:00 pm. Present were Chairman John Lavelle, Richard McMakin, Ronald Campanalie and David Romaine. Mr. Lavelle stated that the Board will hold approval of the minutes until the next regular meeting.

Mr. Lavelle moved to recess the regular meeting and open the public hearing for Resolution A-08, a request from Cook Road Investments to rezone property on Stearns Rd. Seconded by Mr. McMakin. Roll call: all approved.

Mr. Lavelle stated that Cuyahoga County Planning Commission has not rendered any recommendations at his time, and there fore a decision would not be made at this meeting.

Resolution A-08 Cook Road Investments Rezoning Request

George Smerigan, engineer for the applicant, was present representing Cook Road Investments. Mr. Smerigan stated that the applicant is requesting the rezoning of 21.5 acres of property located on the east side of Stearns Road and north of Cook Road. Mr. Smerigan stated that to the north of this parcel is residential zoning, part of Hunters Ridge subdivision and single residential parcel. To the east is vacant property that was previously a site for greenhouses and to the south sre single family residences and retail property, auto care, a towing company and the Hall Brothers Meat Market. Mr. Smerigan stated that the applicant would like to rezone single family residential to RMFA, Residential Multi Family Apartments. Mr. Smerigan stated that the apartmnts would be a transition from residential properties to the north and business locations to the south. Mr. Smerigan stated that the electric transmission towers do not provide many options for development of the property. Mr. Smerigan stated that the RMFA district provides for the development of ranch style apartments. Mr. Smerigan stated that Cook Road investments would be developing no more than 7 units per acre, less than the RMFA zoning permits. The proposed development would be similar to the Arbors of Olmsted complex on the west end of Cook Road in Olmsted Township. The proposed development for the Stearns Road property would provide all units with 2 bedrooms and larger living space than currently available in many of the Arbors units.

Mr. Lavelle asked if the development would be public or private streets. Mr. Kimmelman was present representing Cook Road investments. Mr. Kimmelman stated that the roads would be private. The management of the complex would be responsible for all maintenance of the roadways and trash removal. Mr. Kimmelman stated that the Township would not expend any Township resources to maintain the development. Mr. Kimmelman stated that Cook Road Investments has also proposed that this be a gated community with access only granted by permission of the occupants or management.

Mr. Lavelle asked if Cook Road Investments would provide deed restrictions stating the density requested. Mr. Smerigan stated yes.

Mr. McMakin asked if the storm water retention that is shown under the power lines is included in the green space computation. Mr. Smerigan stated that the power company permits the use of the area under the power lines for storm water retention. Mr. Smerigan stated that the RMFA zoning does not require open space or recreational areas. Mr. Kimmelman stated that the developments do not promote the inclusion of playgrounds for children. Mr. Kimmelman stated that the clientele that they design for are mature adults that do not have children and do not desire to have the responsibilities and maintenance of home ownership. They do not provide areas for ball courts, swimming or playgrounds.

Mr. Kimmelman stated that all units are designed with ADA requirements. The average cost will be \$800.00 - \$1400.00 per month. The units will range from 1150 square feet to 1400 square feet.

Mr. Kimmelman stated that there will be on site managers that will be responsible for maintaining the area.

Mr. McMakin asked if additional guest parking will be available. Mr. Smerigan stated that each unit will have 2 garage spaces as well as 2 driveway parking spaces. Additional off street parking is also planned.

Mr. Lavelle asked if the applicant will require variances to construct on this site. Mr. Smerigan stated that they do not foresee needing any variances to build the desired product.

Mr. McMakin stated that the police and fire departments will be notified of the project and will forward any comments to the Board.

Robert Miller, Hunters Ridge Lane, asked if there will be trash dumpsters on site. Mr. Kimmelman stated that the development would have a central trash compactor that is picked up as needed and will compact the trash on a schedule of 5-7 times daily.

Mr. Lavelle asked for any further questions. Hearing none, Mr. Lavelle moved to recess the public hearing for Resolution A-08 until the next regular meeting on July 23, 2008 and open the public hearing for Resolution B-08. Seconded by Mr. McMakin. Roll call: all approved.

Resolution B-08 Vita Mix Rezoning Request

Bob Connoers was present representing Vita-Mix Corporation. Richard Bowen and Associates were present as Architects for Vita-Mix. Men Emmling with Richard Bowen and Associates presented photos and drawing depicting the future development of property that is currently owned by Vita-Mix. Mr. Emmling stated that the Vita-Mix Corporation currently employs over 200 people most of which live in and around the Olmsted Communities. M. Emmling stated that phase 1 of the proposed expansion would include a second entrance for truck traffic on the north side of the existing building that would remain separate form the employee traffic. That would provide for a shipping and receiving area of 28,500 square foot building expansion Vita-Mix will provide for a turning lane headed south on Usher Road that would allow for traffic to continue south on Usher without having to wait for trucks waiting to enter Vita-Mix. In the future Vita-Mix may also propose to remove the antiquated buildings and replace them with more efficient structures. The truck docks and additional entrance would like to be done within the next year. Derrick Marsh, civil engineer with Bowen & Associates stated that the area that would be used for the new entrance and shipping area is approximately 6-7 acres. Mr. Lavelle asked if any plans were designed for stormwater retention. Mr. Marsh stated that the stormwater design would be done prior to development of the parcels. Mr. McMakin asked if the proposed turning lane would take more property from the existing properties. Mr. Emmling stated that the road would still remain within the right of way. Mr. Lavelle asked if this expansion would create more jobs in the future. Mr. Connors stated that they don't know. It is possible if the company continues to grow, that is the objective. Mr. Lavelle asked if the natural buffers would remain.

Richard Bodnar, Usher Road, asked if the roadway would extend into the front yards. Derrick Marsh stated that the roadway would be extended six feet on either side of the right of way.

Meegan McKenna, Usher Road, asked if there were plans to handle truck traffic from the south. Mr. Marsh stated no. Ms. McKenna asked if the proposed driveway would be able to handle trucks entering and exiting at the same time.

Residents of Usher Road are concerned with the truck traffic on Usher Road. Mr. Connors stated that the truck traffic should not increase and only one working shift operates at Vita Mix currently.

Mr. Lavelle asked for any further comments. Hearing none, Mr. Lavelle moved to recess the public hearing for Resolution B-08 until July 23, 2008. Seconded by Mr. Campanalie. Roll call: all approved.

Resolution C-08 Gates Village Development Plan Re-approval

Mr. Lavelle moved to open the public hearing for Resolution C-08. Seconded by Mr. Campanalie. Roll call: all approved.

Mr. Lavelle asked if there have been any changes since the 2007 approval. Stan Katanic was present representing Pulte Homes. Mr. Katanic stated that there have been no changes in the development plan. Pulte Homes has not developed the site at this time due to the slow home sales in the area. Mr. Katanic stated that Pulte would like to construct homes as soon as the market turns around. Mr. Katanic stated that he would like to request a two year extension. Mr. Lavelle asked for any comments from the audience or the Board. Hearing none, Mr. Lavelle moved to approve a two year extension for the Gates Village Development Plan. Seconded by Mr. McMakin. Roll call: all approved.

Mr. Lavelle moved to close the public hearing for Resolution C-08 and open the regular meeting. Seconded by Mr. McMakin. Roll call: all approved.

Mr. Lavelle asked for any floor discussion. Hearing none, Mr. Lavelle moved to adjourn at 8:33 PM. Roll call: all approved.
Respectfully submitted,

Tammy Tabor, Secretary

John Lavelle, Chairman Date