

The regular meeting of the Olmsted Township Zoning Commission was called to order June 22, 2011 at 7:03 P.M. Present were Chairman John Lavelle, Richard Campanalie, Richard McMakin, Stan Dobies and David Gareau. Also present was secretary Tammy Tabor.

Mr. David Gareau was sworn in as a member of the Olmsted Township Zoning Commission to fill the unexpired position vacated by Richard Gebhard. This term will expire August 1, 2015.

Mr. Lavelle stated that the previous meeting of May 25, 2011 was cancelled due to inclement weather.

Vita Mix Resolution D-11 Additional Parking

Robert Connors was present representing Vita Mix. Mr. Connors is the comptroller for Vita Mix. Mr. Connors stated that the recent expansion of the facility has caused more employees to be hired. Currently there is a need for additional employee parking.

Jonathan Kocinski was present as the architect representing Bowen and associates. Mr. Kocinski stated that the proposed parking area would use the existing apron that exists for the house located on the property. Mr. Kocinski stated that near the main drive there is a large swale and exiting through that driveway would not be possible. The existing driveway to the south is for truck traffic.

Mr. Lavelle asked if there would be any lighting in this parking lot. Mr. Kocinski stated that no lighting is proposed for the new parking lot.

Mr. McMakin asked how many shifts Vita Mix has operating. Mr. Connors stated that currently they are operating with just one shift. Mr. Connors stated that the company had worked a second production shift at one time but has returned to the single day shift.

Mr. McMakin asked if there is the availability for lighting if necessary. Mr. Connors stated that the parking lot is primarily for daytime 1st shift employees. If a second shift is required, the employees would use the main parking lot where 1st shift employees and administrative personnel park.

Mr. Lavelle asked for any additional questions from the Board. Hearing none, Mr. Lavelle moved to asked for questions from the audience.

Mike McKenna, 8639 Usher Rd. stated his concern for a third driveway between the two existing driveways. Mr. McKenna asked if the Police or Fire Departments had any comments on this project.

Mr. Lavelle stated that he did not have any comments from Fire or Police Departments. Mrs. Tabor stated that she is not aware of any comments from the Fire or Police Departments.

Mr. McKenna stated that the traffic is already congested. With an additional 40 cars entering and exiting twice a day the traffic will be increased. Mr. McKenna asked if a traffic light would be placed at Kingswood and Usher to help with the traffic.

Mr. Lavelle stated that the County would be responsible to determine the necessity of traffic lights after studies had been conducted.

Mr. McKenna asked if any of the Board members had been to the site. Mr. Lavelle and Mr. McMakin stated that they have both been to the site previously. Mr. Gareau stated that he did not visit the site. Mr. Campanalie and Mr. Dobies said that they were familiar with the area.

Mr. McMakin stated that the increase in traffic should be no surprise with the expansion of the facility.

Meeghan McKenna, 8631 Usher Rd. asked if one of the 4 driveways would be eliminated. Mr. Connor stated that the driveway to the existing house will remain and the other driveway would be removed.

Ms. McKenna asked what type of landscaping would be done.

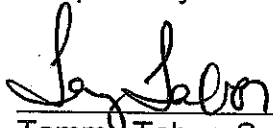
Robert Morgan was present as the landscape architect with Knight and Associates. Mr. Morgan stated that the landscape designed in phase one of the new construction. Mr. Morgan stated that the continuation of the mounding would be continued around the parking lot to blend the parking lot with the existing surroundings. Mr. Morgan stated that Vita Mix would like to keep the attention to the landscaping and not the parking lot.

Mr. McKenna asked if there would be an additional sign. Mr. Connor stated no additional signs would be needed. Parking would be for employees only. Vita Mix does not want to bring attention to this lot.

Mr. Lavelle asked for any further questions. Hearing None, Mr. Lavelle moved to recommend approval of Resolution D-11 as submitted to the Olmsted Township Board of Trustees. Seconded by Mr. Campanalie. Roll call; all approved.

Mr. Lavelle asked for any further business. Hearing none, Mr. Lavelle moved to adjourn at 7:22 P.M. Seconded by Mr. McMakin. Roll call: all approved.

Respectfully submitted,



Tammy Tabor, Secretary

9/28/2011
Date



John Lavelle, Chairman

9/28/11
Date