

The Olmsted Township Zoning Commission special meeting of March 12, 2003 was called to order at 7:00 p.m. Present were Chairman John Lavelle, Jerry Gobble and Richard McMakin. Absent were Richard Witherspoon and Richard Gebhard.

Mr. Lavelle moved to address new business as the first item on the agenda. Seconded by Mr. McMakin, Roll call, all approved. Mr. Lavelle moved to set a public hearing for Resolution E-03, Swings-n-Things plan approval for March 26, 2003 at 7:00 p.m. Seconded by Mr. McMakin. Roll call, all approved.

Mr. Lavelle moved to set a public hearing for Resolution E-03, Swings-n-Things development plan approval for March 26, 2003 at 7:00 p.m. Seconded by Mr. McMakin. Roll call, all approved.

Mr. Lavelle moved to set a public hearing for C-03, Hall rezoning request for March 26, 2003 at 7:00 p.m. Seconded by Mr. McMakin. Roll call, all approved.

Mr. Lavelle moved to set a public hearing for Resolution D-03, Seton Village Phase 1, final development plan approval for March 26, 2003 at 7:00 p.m. Seconded by Mr. McMakin. Roll call, all approved.

Mr. Gobble moved to table the regular meeting and reopen the public hearing for Resolution A-03, Woodgate Farms Phase 5 development plan approval. Seconded by Mr. McMakin. Rob Izer was present representing Pulte Homes and Tom Gerber was present representing Sharp Development.

Mr. McMakin stated that at the previous hearing the Board had requested more useable green space within Phase 5 and the drainage of storm water be corrected.

Mr. Izer stated that although usable open space is not available in Phase 5, the minimum total open space is located in the development. Mr. Gerber stated that they are in talks with the Army Corps of Engineers to leave an area of 13 acres of open space and only develop 17 acres in the north east corner of the development. Mr. Gerber stated that currently the open space is at 22% for the entire Woodgate Farms development and when the development is complete the total open space will be approximately 25%. Herschel Knestrick, Sprague Rd. stated that the area proposed for open space is wetlands and will not be used by residents.

Mr. McMakin stated that he appreciates the fact that open space will be available in the far north of the development, however they would like to see more open space in other areas of the development. Mr. Gerber stated that the developer was granted 726 homes within Woodgate Farms. Sharp Development markets the property to builders knowing that they are able to build a specific number of homes. The design is to allow larger blocks of open space. The higher density property is to the south of the development and there is a recreation area that is centrally located in the development.

Ray Gable asked if the property being discussed is at the end of the development. Mr. Izer stated that it is not. Mr. Izer showed on the map the location of Phase 5.

Mr. Gerber stated that they do not want residents to be attracted to the retention basins. They are not made to be a recreational lake. Mr. Izer stated that they may be able to plant

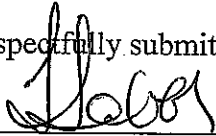
a few trees and place a bench near the north end of the retention basin. Mr. Makin stated that the open space they are proposing will need to be maintained by the Home Owners Association. The area holds water and will need to be drained and the mosquito population will need to be controlled.

Residents in the area have stated that due to the construction in Woodgate Farms their property will not drain properly and yards are flooded. Herschel Knestrick presented pictures of his property. Mr. Knestrick's property is totally covered in ice. Mr. Gerber stated that he viewed the property last week with a Sanitary Engineer, Daniel Gargas, Ruth Langsner and John Lavelle. Mr. Gerber stated that there is a problem and as soon as the bad weather breaks and equipment can be brought in, the blocked ditch will be repaired. Pulte homes is currently removing a pile of dirt that may be preventing Mr. Knestricks lot from draining to the east. Mr. Knestrick stated that the construction has crushed drain tiles and his pond will no longer drain. Mr. Gerber asked how the pond is fed. Mr. Knestrick stated that it is spring fed.

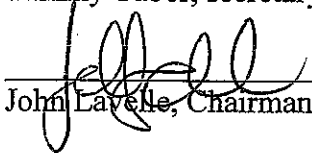
Mr. Levelle moved to approve the application as submitted with the approval of Cuyahoga County Sanitary Engineer and the correction of all drainage issues. Seconded by Mr. Gobble. Roll call, all approved.

Mr. Gobble moved to adjourn. Seconded by Mr. McMakin. Roll call, all approved.

Respectfully submitted,



Tammy Tabor, secretary



John Lavelle, Chairman

3-26-03
Date