

The Olmsted Township Zoning Commission regular meeting was called to order Wednesday March 14, 2001 at 7:50 PM. Present was Chairman Michael Bajorek, Ryan Thomas and Richard Witherspoon. Mr. Thomas moved to dispense with the reading and approve the minutes of the January 25, 2001 meeting as submitted. Seconded by Mr. Witherspoon. Roll call, all approved. Mr. Bajorek stated that resolution C-00 will be tabled until April 11, 2001, pending recommendations from the Cuyahoga County Planning Commission.

Olmsted Falls Board of Education

Mr. Thomas moved to open the public hearing for Resolutions D-00, E-00 and F-00. Seconded by Mr. Witherspoon. Roll call, all approved. Mr. Bajorek stated that he received correspondence from the Olmsted Falls School Board requesting that the Zoning Commission table these resolutions. The Board members are unable to attend tonight's meeting due to a school activity.

Scott Christensen, Schady Road, stated that he lives next to the bus garage on Schady Road. Mr. Christianson feels that the property is neglected and feels that the additional lighting is unwanted. Mr. Christensen stated that the Board should find other ways of funding and control their spending.

Mr. Bajorek stated that it is not for this Board to respond to comments on School Board spending. You may comment on the issues of rezoning at this time.

Dan Rolph, Bagley Road, Has any correspondence been received from the Ohio Turnpike regarding deed restrictions. Mr. Bajorek stated that nothing new has been received since the last meeting of the Zoning Commission. The secretary read a letter received by Assistant County Prosecutor Joyce Dodrill from the Right of Way Coordinator of the Ohio Turnpike. This letter was dated February 2, 2001. The secretary read the letter regarding restrictive covenants for the School Board properties.

Mr. Thomas moved to table Resolutions D-00, E-00 and F-00 until April 11, 2001 at 7:30 PM. Seconded by Mr. Bajorek. Roll call, all approved.

Woodgate Farms

Mr. Bajorek stated that the Board would take comments from the audience regarding Resolution A-01, submitted by Pulte Homes and Forest City. Resolution A-01 is final plan approval for Phase 1 of the Woodgate Farms subdivision.

Matt Casey was present representing Pulte Homes. Mr. Casey reviewed the plan for Phase one. Pulte Homes will also be placing signs and floatation devices at the retention basins as requested by the Olmsted Township Police and Fire Departments.

Jerry LaBanc, Schady Road, would like to know how many homes are in Phase one and how many phases are planned?

Mr. Casey stated that 51 homes will be in phase one and the entire development will be in eight phases.

Mr. Thomas asked if the lots have been divided. Mr. Casey stated that the lots have been split.

Mr. Thomas asked when the water will be looped.

Mr. Tom Gerber was present representing Forest City. Mr. Gerber stated that the water line would need to be in before the homes could be occupied. Mr. Thomas asked at what phase would the line need to be connected to create the loop to one of the other systems. Mr. Eric Kramer, Boning and Associates, stated that Cuyahoga County is requiring that to be looped during the second phase. Mr. Thomas asked where that connection would be. Mr. Thomas asked if that loop would come through Falls Point. Mr. Kramer stated that either Falls Point or Sharp Road, that has not been determined yet. Mr. Thomas asked if a certain number of units must be in place when that project needs to be done. Mr. Kramer stated that no, it does not have a certain number of units, it is determined by need, only that the county is requesting it be done at the time phase 2 is developed. Mr. Gerber stated that Forest City would probably be ready to develop or sell phase 2 to a builder near the end of 2001.

Mr. Thomas asked if the storm sewer access would interfere with the CEI easement. Mr. Kramer stated that he was not aware of any easement.

Mr. Thomas asked if Mr. Fleck's concerns have been met. Mr. Gerber stated that Mr. Fleck's concerns would be addressed at the time of phase 2 engineering. Mr. Bajorek asked if Mr. Fleck still had the ditch blocked? Mr. Kramer stated that he has cleared it, not as well as they would like, but he has cleared it some. Mr. Thomas asked where the water will discharge. Mr. Kramer stated that the channel goes diagonally across the property. Mr. Thomas asked if it is an open or covered channel. Mr. Kramer stated an open channel. Mr. Witherspoon asked if the Cuyahoga County Sanitary Engineer has approved all of these plans. Mr. Kramer stated that all plans have been approved by the sanitary engineer's office.

Wes Bement, Schady Road, asked where the cluster site is located within Phase one. Mr. Casey pointed out on the plans where the Harvest Village cluster site would be located. Mr. Bement asked if a vote was previously taken on this issue. Mr. Bajorek stated that due to the vote taken at the previous meeting, legal clarification on the outcome of that vote is being requested by the Zoning Commission.

Frank Lucas, Sprague Road, asked where will the drainage for Sprague Road go. Mr. Kramer stated that all the water in that area drains to the north. The area west of the development goes west into the French Creek.

Mr. Thomas moved to set a special meeting with Pulte Homes and the Assistant County Prosecutor Joyce Dodrill regarding that vote, for March 19, 2001 at 7:30 PM. Seconded by Mr. Bajorek. Roll call, all approved.

Mr. Witherspoon asked if the lighting responsibilities would be listed in the HOA Documents. Mr. Casey stated that those issues have been included.

Pulte Homes and Forest City , Harvest Village cluster site, Resolution B-01

The secretary read the public notice for Resolution B-01

Mr. Thomas moved to open the public hearing for Resolution B-01. Seconded by Mr. Bajorek. Roll call, all approved.

Rob Iser was present representing Pulte Homes as well as Matt Casey and Eric Kramer. Mr. Iser stated that following the Olmsted Township Board of Zoning Appeals meeting of February 21, 2001, Pulte Homes has reengineered the Harvest Village cluster site. The site now complies with the Olmsted Township Zoning Resolution. There is no need for any variances within this area. Mr. Iser showed preliminary plans for the cluster site within phase 1 of Woodgate Farms. The streets will be private and will be maintained by the a Homeowners association. All of the stone and wood aspects of Woodgate Farms will be continued within Harvest Village. Mr. Casey stated that he has met with the Olmsted Township Police and Fire Chiefs regarding this area. All areas of concern have been addressed and both departments are satisfied with the changes made.

Mr. Bajorek asked how many units are in this new design. Mr. Iser stated that 27 units will be included.

Mr. Witherspoon asked if the county subdivision regulations for private roads is being met within this area? Mr. Witherspoon also stated that moving the mail kiosk from its former position was appropriate. Mr. Iser stated that all roads within the development conform to the county regulations.

Mark Chokan, Bagley Road, asked if the issue of homes being 60 feet apart was clarified. Mr. Iser stated that when the Zoning Resolution was being created the author of the code, DBHaart, responded that the intent was that when homes were facing each other or back to back, there should be no less than 60 feet between them. The side distances between homes should be no less than 20 feet.

Mr. Bement asked if sidewalks would be on both sides of the street. Mr. Iser said yes, sidewalks would be on both sides of the entire cluster site.

Mr. Henry Horn, Sprague Road, asked where the entrance to the cluster site is. Mr. Iser showed a drawing depicting the entrance approximately 500 feet south of Schady Road off Aaron Lane. Mr. Horn stated that he lives on Sprague Road, East of Usher Road. He would like to know if there is an entrance on Sprague Road. He would also like to know why the ditch off Sprague is being filled in.

Mr. Gerber stated that the ditch is not being filled in. Forest City is trying to manage the water runoff in that area in preparation for phase 2. Mr. Bajorek stated that since that is not part of the public hearing. Mr. Horn could address that issue after the public hearing.

Mr. Iser stated that the lighting would be similar to all of the lighting within the development. All homes would have driveway lampposts and street lighting at the intersections.

Mr. Thomas asked if we could receive clarification as to what community has jurisdiction over Sprague Road. He would like to know if Cuyahoga County or Lorain County has to approve any access roads.

Mr. Rolph, Bagley Road, asked if sewers would be available. Mr. Bajorek stated that sewers would be throughout the entire development.

Mr. Bement asked if Pulte Homes is still seeking variances for the Harvest Village cluster site.

Mr. Casey stated that they will formally withdraw those applications from the Board of Zoning Appeals since the reengineering of that area complies with all regulations.

Mr. Witherspoon moved to approve Resolution B-01, Harvest Village as submitted. Seconded by Mr. Thomas. Roll call, all approved.

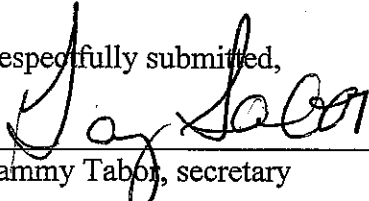
The Zoning Commission discussed holding a meeting with the Board of Zoning Appeals and the Trustees regarding any needed changes to the Zoning Resolution and the Comprehensive Land Use Plan. The Board would also like to invite the Cuyahoga County Planning Commission and Assistant County Prosecutor Joyce Dodrill. The date would be Wednesday April, 4, 2001, at 7:30 PM. The secretary is directed to send notification to all parties.

Mr. Thomas requested a letter from the County Sanitary Engineer regarding the time and place required for looping the water line. Also, from the County Engineers, the time frame for the road improvements to Schady and Stearns Roads for turning lanes.

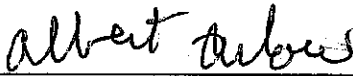
Floor Discussion

Mr. Thomas moved to adjourn. Seconded by Mr. Witherspoon. Roll call, all approved.

Respectfully submitted,



Tammy Tabor, secretary



Michael Bajorek, Chairman

5/23/01

Date