

The Olmsted Township Zoning Commission special meeting of May 14, 2003 was called to order at 7:00 p.m. Present were Chairman John Lavelle, Richard McMakin, Jerry Gobble, Richard Gebhard and Richard Witherspoon. Also present were secretary Tammy Tabor and Building Commissioner Daniel Gargas.

Mr. Lavelle moved to open the public hearing for Resolution H-03. Seconded by Mr. Gobble. Roll call, all approved. Mr. Gargas discussed proposed changes to the Olmsted Township Zoning Resolution adopted March 9, 2000.

Mr. Gargas

1. Section 101.05 Includes the Building Department in the Olmsted Township Zoning Resolution. Board members had no objection.
2. Chapter 110 removes the building height definition to eliminate confusing height regulation. Board agreed to this change.
3. Plan Development- Formally recognize the preliminary plan approval. Board had no objection to this change.
4. Chapter 130.03- include language to list corner lots as having two front yards. Board had no objection to this change.
5. Section 130.03- Change the current regulations for swimming pools to reflect the state standard for swimming pool safety and fences. The state permits four foot fences and four inch gaps in fences. The Board agreed that the State regulations were agreeable to adopt for the Olmsted Township Zoning Resolution.
6. The definition of ditches and swales should be defined more clearly. The definition currently for swales conflicts with the definition of a ditch. The Board had no objection to this change.
7. Section 130.12 Include that with new construction, public sidewalks be provided. The Board discussed the requirement of sidewalks for all new home construction and agreed it would be a good idea.
8. Section 210.03 includes patios and decks to be permitted as accessory uses in all residential districts. The board agreed that this should be included in the changes to the zoning resolution. Currently patios and decks are being allowed in residential districts although not included in the code.
9. Section 210.05 Includes the language to describe a corner lot having 2 front yards. The Board agreed that more clarity is needed in the code for corner lots.
10. Section 210.08(b) increases the size of accessory structures to a maximum of 1.5% of the total lot size. Section 210.08(c) (2) include that recreational vehicles should also be screened from public and private roads. The Board agreed that most variances are requested for a slightly larger accessory building to be permitted and this would alleviate most of those requests.
11. Section 210.08(d) permit privacy fences in rear yards, board on board fences do not comply with openness requirements as currently defined in the Olmsted Township Zoning Resolution. 210.08(d) (2) change the front yard regulation to permit front yard fencing of three feet. There are no fences manufactured at the height of 30inches, currently permitted. The Board agreed to all of the changes regarding fencing.
12. Section 210.08(e) sellers of Fall produce are unable to sell at road side stands. The change would extend the permit to allow for Christmas Tree sales and fall

produce. The Board had no objections to extending the length of operation of permitted roadside stands.

13. Section 210.09 The regulations for Home Occupation regulations should be reviewed and compared to other jurisdictions and possibly lengthen the time a home occupation permit is valid. The Board had no objection to changing the regulations and permitting of home occupations.
14. Section 220.06- include as accessory uses swimming pools, satellite receiving dishes, patios, decks, accessory buildings and other structures. The Board agreed that this needs to be included.
15. Section 220.08(c) include the retention/detention basins be permitted to be considered as open space but only at 50% of the area. The Board agreed that more usable open space should be included in residential developments.

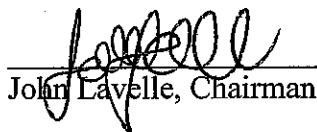
Mr. Lavelle moved to continue the public hearing on June 25, 2003 at 7:00 p.m.  
Seconded by Mr. Gobble. Roll call, all approved.

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

Respectfully submitted,



Tammy Tabor



John Lavelle, Chairman

6-25-03  
Date