

The regular meeting of the Olmsted Township Zoning Commission was called to order May 22, 2002 at 7:34 p.m. Present were Chairman John Lavelle, Jerry Gobble, Richard Witherspoon and Richard Gebhart. Jerry Gobble moved to amend the agenda to review and approve the minutes at the end of today's meeting. Seconded by Mr. Gebhart. Roll call, all approved.

Correspondence

The secretary presented a letter to be signed by the Board and directed to the Board of Trustees regarding Parks and Recreation Fees. A letter was received by the Zoning Office regarding the public hearing on resolution D-02. Recommendation was received from the Cuyahoga County Planning Commission regarding Resolution D-02.

Mr. Lavelle moved to table the regular meeting and open the public hearing for Resolution D-02. Seconded by Mr. Gobble. Roll call, all approved.

Resolution D-02

Michael Cappy was present Representing Red Brick Ltd. Mr. Cappy is requesting rezoning approximately 11.2 acres of property from the current zoning of R-15 to RMF-T. Mr. Cappy stated that he is proposing to build approximately 4 single units per acre on a parcel north of Elizabeth lane and west of Fitch Road. Mr. Cappy stated that there would be buffering around the proposed site and the existing homes.

Mr. Lavelle asked what size homes were planned. Mr. Cappy stated 1500 - 2000 square foot dwellings. Mr. Lavelle asked if the area would be private or dedicated roads. Mr. Cappy stated that he was unsure at this time.

Mr. Gobble asked where the entrance and exits would be. Mr. Cappy stated that the access will be off of Elizabeth Lane. Mr. Gobble stated that currently the existing residents experience water back up and drainage problems. Mr. Cappy stated that the homes he is planning to build will be basementless ranches. The site would have a retention system and may help to clear up some of the existing drainage problems.

Mr. Lavelle asked where Mr. Cappy has built in the past. Mr. Cappy stated mostly in Medina and Brunswick.

Alla Workman, Elizabeth Lane, stated that with the storm water and sanitary systems often backed up, will they be able to handle additional residences. Mr. Cappy stated that the existing system has the capacity to handle the type of development he is proposing. Mrs. Workman asked if traffic studies have been done, there is a dangerous curve at Elizabeth near Crestwood Lane. Mr. Cappy stated no, traffic studies have not been done.

Heidi Schrieber asked if the road could be constructed over the ditch that runs through the property. Mr. Cappy stated that it could be done. Several additional residents are concerned about water retention and sanitary capacity.

Mr. Cappy stated that in the past the systems were designed differently. This type of development may help contain and control backups from the ditch.

Mr. Witherspoon moved to disapprove Resolution D-02 as submitted. Seconded by Mr. Lavelle. Roll call, all approved. Mr. Gobble moved to close the public hearing for Resolution D-02 and reopen the regular meeting. Seconded by Mr. Gebhart. Roll call, all approved.

Ohio Medical Group- sign review

Tom Gable was present representing Center Properties and the Ohio Medical Group. Mr. Gable stated that the sign at the Greenbrooke Plaza for The Ohio Medical Group was installed prior to obtaining a permit. Mr. Witherspoon stated that the sign is within the allowable size permitted. Mr. Gobble moved to approve the application for a sign at the Greenbrooke Plaza for the Ohio Medical Group. Seconded by Mr. Witherspoon. Roll call, all approved.

The Links- sign review

Cindy and Gail Socha from Barrow Sign Company were present representing the Links. Ms. Socha stated that the sign is requested at the entrance to the Links Golf Course. Mr. Witherspoon stated that the sign is too large and also not permitted in residential areas. Mr. Lavelle stated that since the sign does not conform, the applicant would need to seek a variance from the Board of Zoning Appeals. Mr. Gobble stated that if the application was amended to conform to the size requirements a variance would not be necessary. Mr. Gargas stated that signs are not permitted in residential zones, a variance would still be required. Mr. Witherspoon moved to disapprove application # 02-6442 as submitted and a variance would need to be obtained from the Board of Zoning Appeals prior to approval. Seconded by Mr. Lavelle. Roll call, all approved.

Garland Griffin- Construction Trailer

Chris Griffin was present representing Garland Griffin Homes. Mr. Griffin stated that he would like to place a construction trailer on a subplot within phase 2 of the Woodgate Farms development. The trailer would be on site approximately 1 year. The trailer would have no water or sanitary facilities. A portable latrine would be outside. The only utilities would be electric. Mr. Witherspoon stated that the Zoning Resolution does not provide for temporary trailers. Mr. Gargas stated that a trailer could be considered a structure if it is attached to the ground. Mr. Gargas asked if temporary trailers were approved in the past. Mr. Lavelle stated yes. Mr. Gobble asked if a year is too long to allow a trailer. Mr. Gargas stated that the residents in the development will be the ones to complain about a trailer on the property. Phase 2 will probably not be completed in one year, the permit would need to be renewed after one year if the applicant requests.

Mr. Lavelle stated that all setback regulations would need to be observed.

Mr. Gobble moved to approve the application as submitted for one year. Seconded by Mr. Gebhart. Roll call, Mr. Lavelle-yes, Mr. Gobble-yes, Mr. Gebhart-yes, Mr. Witherspoon-no.

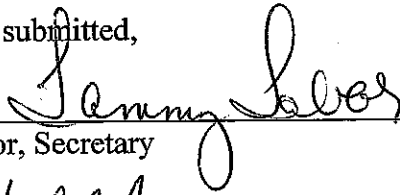
Minutes

Mr. Lavelle stated that the minutes of April 24, 2002 needed to be amended. Page 2, second paragraph, the date should be changed to May 22. Third paragraph last sentence should be amended to read Mr. Gebhart -yes.

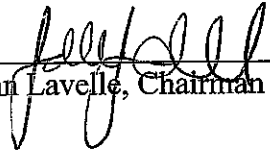
Mr. Lavelle moved to approve the minutes of February 27, 2002, April 3, 2002 and April 24, 2002 as amended. Seconded by Mr. Gobble. Roll call, all approved.

Being no further business, Mr. Gobbled moved to adjourn. Seconded by Mr. Witherspoon. Roll call all approved.

Respectfully submitted,



Tammy Tabor, Secretary



John Lavelle, Chairman

Date