

The regular meeting of the Olmsted Township Zoning Commission was called to order May 28, 2008 at 7:03 PM. Present were Chairman John Lavelle, Richard Gebhard, Ronald Campanalie and David Romaine. Also present was Secretary Tammy Tabor.

Mr. Lavelle moved to table the approval of minutes until the next regularly scheduled meeting. Seconded by Mr. Gebhard. Roll call: all approved.

Old Business

New Business

Sign Request – Garland Griffin Homes

Christopher Griffin was present representing Garland Griffin Homes. Mr. Griffin would like to place a sign on property his company will be developing. Mr. Griffin stated that 43 homes are proposed for the land at 27368 Sprague Rd. Mr. Lavelle stated that the sign should be placed at least 10 feet from the right of way of Sprague Rd. Mr. Griffin agreed. Mr. Griffin stated that the sign will be green and white and would comply with all regulations for development signs in residential districts. The sign will be in place until a more permanent design for the development is created. Mr. Lavelle asked for any further questions from the Board or the audience. Hearing None, Mr. Lavelle moved to approve the application #20080433, for the sign to be located at 27368 Sprague Road as submitted. Seconded by Mr. Romaine. Roll call: all approved.

Floor Discussion

Mr. Lavelle stated that Cook Road Investments have requested an informal meeting with the Board to discuss their desire to submit an application to rezone property. Robert Bates was present representing Cook Road Investments. Mr. Lavelle stated that the property is located on Stearns Road approximately 900 feet north of the Cook Rd. intersection. Mr. Lavelle stated that the project will be the same product that was constructed on Cook Road known as the Arbors of Olmsted. Christopher Griffin stated that his home is located to the north of the proposed site and his rear yard would back up to the proposed development. Mr. Griffin stated that most of the residents would like to see the area developed. Currently the area is open, not maintained and not attractive.

Mr. Lavelle moved to set the public hearing for Cook Road Investments, Resolution A-08 for June 25, 2008 at 7:00 PM. Seconded by Mr. Campanalie. Roll call: all approved.

Woodgate Farms

Mr. Lavelle stated that the Board received a request from Building Commissioner Anthony Bumbalis. Mr. Bumbalis requested the interpretation of the topographical site plans that have been submitted by residents in Woodgate Farms. Mr. Bumbalis referred to setback lines that are depicted on individual properties. Mr. Bumbalis is requesting the intent of the setback lines. Mr. Griffin stated that some of the lots in question were constructed by his company. Mr. Griffin stated that the rear yard setbacks were marked on the topographical site plans to determine the minimum distances that would be maintained between two dwelling units. The distance between rear walls is a minimum of 60 feet, thus, 30 feet was allowed on each property for the construction of homes. Mr. Lavelle stated that the set back line depicted on individual topographical plans was not intended to restrict accessory uses only main dwelling units. Mr. Gebhard stated that accessory uses should be allowed in the rear yard setback as long as they conform to all building and zoning resolutions. Mr. Campanalie stated that there are no restrictions on the final plat filed with the County Recorder. Mr. Lavelle asked for any further comments or questions. Hearing none, Mr. Lavelle moved to allow the construction of approved accessory uses in the marked rear yard setback lines in Woodgate Farms, the interpretation of the Board has determined that the setback lines are for

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primary dwelling units. This interpretation does not include the required landscape buffer that lies along the perimeter of the Woodgate Farms subdivision, construction of any structure is prohibited in the landscape buffer easement. Seconded by Mr. Romaine, Roll call: all approved.

Fence bordering industrial district

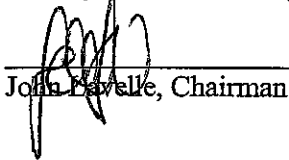
Mr. Lavelle stated that Mr. Bumbalis has also requested the interpretation of the Olmsted Township Zoning Resolution regarding buffering of properties between industrial and residential properties. Mr. Lavelle stated that a residential property that has an existing excavating company located to the rear and west of there lot would like to buffer the property with a solid privacy fence. The Zoning Resolution states that the industrial property may place a solid fence up to 8 feet high to buffer residential, but does not state that residential can buffer the same way. The Board discussed why the industrial property was not instructed to provide a buffer. The excavating company had been existing prior to the requirements for buffering. Mr. Lavelle asked for any further comments or discussion. Mr. Lavelle moved to allow the residential property on Bagley Road to provide the same type of fencing buffer permitted by the Olmsted Township Zoning Resolution between residential property on Bagley Road and industrial property located at 27268 Bagley Rd.. Seconded by Mr. Gebhard. Roll call: all approved.

Mr. Lavelle asked for any further floor discussion. Hearing none, Mr. Lavelle moved to adjourn at 7:20 PM. Seconded by Mr. Campanalie. Roll call: all approved.

Respectfully submitted,



Tammy Tabor, Secretary



John Lavelle, Chairman

7-23-08
Date