

The regular meeting of the Olmsted Township Zoning Commission was called to order May 28, 2003 at 7:00 p.m. Present were Chairman John Lavelle, Richard Gebhard, Richard McMakin, Richard Witherspoon and Jerry Gobble. Also present were Building Commissioner Daniel Gargas and secretary Tammy Tabor. Mr. Lavelle moved to hold approval of minutes of the April 23, 2003 and May 14, 2003 until the next regular meeting. Seconded by Mr. McMakin. Roll call, all approved.

Mr. Lavelle moved to table the regular meeting and open the public hearing for Resolution C-03, Hall rezoning request.

Gerald Hall was present. Mr. Hall stated that the property is currently being taxed as commercial property and zoned residential. He would like to change the zoning to retail business to allow for office development.

Mark Kaufhold, Hunters Ridge Ln., asked where the property is located. Mr. Hall stated that the property is west off of Stearns Road and East of the greenhouse property. Mr. Hall stated that some of the property is near the utility towers.

AnneMarie Radigan asked if there are any changes since this issue was last discussed. Mr. Lavelle stated that the request is the same as was previously approved. The reason this is being reconsidered is that the Cuyahoga County Planning Commission has issued recommendations regarding that property.

Tim Roche was sworn in. Mr. Roche is a realtor working with Mr. Hall to rezone and develop the property. Mr. Roche stated that the type of development that they are interested in developing two story office buildings.

Mr. Lavelle asked for any further questions. Seeing none, Mr. Lavelle moved to approve Resolution C-03. Seconded by Mr. Gobble. Roll call, all approved.

Mr. Lavelle moved to close the public hearing for Resolution C-03 and reopen the regular meeting. Seconded by Mr. Gobble. Roll call, all approved.

Summer Hill Homes- Signs

Mr. Lavelle stated that the next application on the agenda was submitted by Summer Hill Homes. Craig Metzler was present representing Summer Hill Homes. Mr. Metzler stated that they are proposing signs to be located within the Galway Bay subdivision. Also, a proposed sign for the entrance of the subdivision. Mr. Metzler presented drawings and photos of the proposed signs. Mr. Lavelle asked if the development sign had been approved for a height of five feet by the Board of Appeals. Mr. Metzler stated that it had been reviewed and approved on May 21, 2003 by the Olmsted Township Board of Appeals. Mr. Lavelle asked for any further discussion. Hearing none, Mr. Lavelle moved to approve the application as submitted. Seconded by Mr. McMakin. Roll call, all approved.

Faith Bible Chapel- sign

The Faith Bible Chapel would like to place a sign at XXX MacKenzie to advertise the construction of the church at that location. The sign is to be six feet high and eight feet long. The sign would be a freestanding sign and would be illuminated from the ground by a spotlight. Mr. Lavelle asked for any further discussion. Hearing none, Mr. Lavelle

moved to approve application # 20030907 as submitted, with approval of the Board of Appeals. Seconded by Mr. McMakin. Roll call, all approved.

Mr. Lavelle moved to table the regular meeting and open the public hearing for Resolution F-03

Resolution F-03 SharpDevelopment- Woodgate overall plan approval.

Mr. Lavelle asked if there were any questions from the Board or the audience regarding the request for approval. Mr. Lavelle stated that approval is being requested for changes to the overall development plan for the Woodgate Farms subdivision. These changes were made after the addition of land to the south west corner of the development.

Mr. Witherspoon asked if the concerns regarding drainage were being addressed in Woodgate farms. Mr. Gargas stated that the drainage issues were being corrected and the road ditches are being reviewed by the Cuyahoga County and/or Lorain County Engineer's office.

Being no further discussion, Mr. Lavelle moved to approve the application for Resolution F-03 as submitted. Seconded by Mr. McMakin. Roll call, all approved.

Mr. Lavelle moved to close the public hearing on Resolution F-03 and open the public hearing for Resolution G-03. Seconded by Mr. Witherspoon. Roll call, all approved.

Resolution G-03 Woodgate Farms Phase 5 final Development Plan

Robert Izer was present representing Pulte Homes.

Mr. Lavelle asked if there were any changes to the plan since the preliminary approval.

Mr. Izer stated the only change has been the addition of some park benches near the retention basin. Mr. Witherspoon asked if there have been any additional complaints from surrounding residents of Phase 5. Mr. Gargas stated that as builders move through the development, changes to the grade will be made. The concerns of ponding water that were addressed in the preliminary approval have been corrected.

Mr. Lavelle asked for any further questions or concerns. Hearing none, Mr. Lavelle moved to approve the application for Resolution G-03as submitted. Seconded by Mr. Gobble. Roll call, all approved.

Mr. Lavelle moved to close the public hearing for Resolution G-03 and open the regular meeting. Seconded by Mr. McMakin. Roll call, all approved.

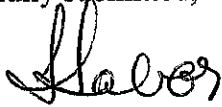
Mr. Lavelle moved to set the public hearing for Resolution I-03, submitted by Pulte Homes, for development plan approval for Pembroke Place, on June 25, 2003 at 7:00 p.m.

The board also scheduled an on site visit for Pembroke Place on June 12, 2003 at 5:00 p.m.

Floor Discussion

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

Respectfully submitted,



Tammy Tabor, secretary



John Kavelle, Chairman

6-25-03
Date