

The rescheduled regular meeting of the Olmsted Township Zoning Commission was called to order November 18, 2011 at 1:00 PM. Present were Richard McMakin, Stan Dobies and David Gareau. Also present was Secretary Tammy Tabor.

Mr. McMakin asked for a representative for the Family Dollar Store application. Alan Berger was present as the architect for the project. Mr. Berger stated that Family Dollar has proposed constructing an 8000 square foot building at 7194 Columbia Rd, the site of the former Marathon Station. Mr. Berger stated that The Olmsted Township Board of Zoning Appeals has approved variances for the south side yard setback and to allow shared parking with the Towns and Country Plaza.

Mr. McMakin asked if this was typical of the buildings constructed for Family Dollar. Mr. Berger stated that this is one of two designs that Family Dollar has. Mr. Berger stated that Civil and Architectural drawings are being prepared now.

Mr. Gareau asked if any of the trees could be saved. Mr. Berger stated that the company tries to save as many trees as possible when developing a site. Mr. Berger stated that the trees that are existing would take up parking areas. Mr. Berger also stated that construction often damages the root systems and caused the trees to die.

Mr. Gareau asked if there is a landscape plan available for the site. Mr. Berger stated that the builder will conform to the requirements for landscaping and screening of the site.

Mr. McMakin stated that the Board expects a neat and well planned construction site.

Mr. Dobies asked when they propose to begin construction. Mr. Berger stated that he would like all of the approvals completed after the holidays. Mr. Berger stated that they would like to begin construction in the spring. Mr. Berger stated that depending on the asphalt and concrete companies, they may be able to begin the parking area and the foundation.

Jim Carr, resident, asked what the operating hours will be. Mr. Berger stated that the store would maintain typical retail hours, approximately 8:00 AM – 8:00 PM.

Tammy Tabor asked how the trash dumpsters would be screened. Mr. Berger stated that the dumpsters would be sufficiently screened by fencing. Ms. Tabor asked about the lighting on the site. Mr. Berger stated that the exterior light packs are designed to not interfere with the surrounding areas. The lighting is for the parking area only.

Mr. McMakin asked what color the building and signs were proposed to be. Mr. Berger stated that the typical colors for Family Dollar signs are red and orange and the brick work is a beige or off-white color.

Mr. McMakin asked where the A/C units are located. Mr. Berger stated that typically they have been located in the rear of the buildings. Mr. Berger stated that with the increase in thefts, the units have been placed on the roofs to lessen the occurrence of thefts.

Mr. McMakin asked for any further questions. Hearing none, Mr. McMakin moved to approve Resolution I-11 as presented provided all zoning requirements are met for signs, lighting and screening. Seconded by Mr. Dobies. Roll call; all approved.

Mr. McMakin asked for any additional business. Hearing none, Mr. McMakin moved to adjourn> Seconded by Mr. Dobies. All approved.

Respectfully submitted,

Tammy Tabor 1-26-2012
Tammy Tabor

Richard McMakin 01/26/12
Richard McMakin Date