

The regular meeting of the Olmsted Township Zoning Commission was called to order November 13, 2002 at 7:00 p.m. Present were Chairman John Lavelle, Richard Witherspoon, Richard McMakin. Also present were Building Commissioner Daniel Gargas and secretary Tammy Tabor.

Abhard

Mr. Lavelle stated that no additional plans had been received from the Stearns Road Mini Storage. The Board is waiting to continue the public hearing until grading and storm water management plans have been received. Mr. Lavelle stated that the hearing would be tabled until the next regular meeting.

Judy Storey, Stearns Rd. stated that she was unaware that the Mini Storage was looking to expand. Mrs. Storey asked when rezoning was done to allow that. Mr. Lavelle stated that the zoning of that property has been in place for approximately 10 years. Mr. Dooley asked where the rental property is located in respect to the proposed addition.

Mr. Lavelle stated that there is no rental property on the Mini Storage Location.

Judy Storey stated that the access Road to the Mini Storage should be shut down. Mr. Lavelle stated that there is no additional access road to the Mini Storage facility, only one entrance off Stearns Road.

Mrs. Storey asked when the notification for this hearing was sent to residents. Mrs. Tabor stated that the application was filed in August of 2002. Notifications were sent out shortly after that.

Mr. Lavelle stated that the hearing will be continued when additional plans have been submitted.

Mr. Dooley stated that continuing the hearing is a waste of taxpayer money. Mr. Lavelle stated that the applicant pays all fees incurred by the Township and the Board members are all volunteers.

Mr. Lavelle moved to table the hearing until additional plans have been received from the applicant. Seconded by Mr. Witherspoon. Roll call, all approved.

Mr. Lavelle moved to table the regular meeting and open the public hearing for the Seton Village Development Plan. Seconded by Mr. Witherspoon. Roll call, all approved. Robert Iser was present representing Pulte Homes. Mr. Iser stated that revised plans for Seton Village include an additional entrance to the cluster site off Sprague Road and the sidewalk that will be located along Sharp and Sprague Roads. Mr. Iser stated that a buffer zone will be created along the perimeter of the development along Sharp and Sprague Rds.

Mr. McMakin stated that he would still like to see more open space. Mr. McMakin stated that the homes are still very crowded and the area does not seem to have open space accessible to the residents. Mr. Iser stated that the density is the same as Farmington Village, although Seton Village is a larger parcel.

Matt Garland asked if there will be a buffer between the cluster site and the single family homes to the north of Seton Village.

Mr. Iser stated that Pulte had no plans to create a buffer between the cluster site and the single family homes, Forest City may decide to include that in the future.

Mr. Iser stated that Seton Village will have an additional homeowners association along with the Master Association. The roads within Seton Village will be privately maintained by the home owners association.

Mr. McMakin stated that he would like to see more open space in the south west corner of the development. It appears that the developer is leaving the north east area of the development available for open space. Mr. McMakin feels that the area is not easily accessible to all of the residents of the development.

Mr. Iser stated that the cost of the parcel requires that Pulte place that amount of lots within the area. Mr. McMakin stated that the price could be adjusted on the homes or the lot that Forest City is selling. Cost is not the concern of the Board.

The Board discussed the placement of lots within Seton Village and the approvals for the infrastructure.

Mr. McMakin moved to approve the preliminary plan for Seton Village, Resolution K-02, provided all inspections are done and approved according to Cuyahoga County subdivision standards for roads and grading. Seconded by Mr. Lavelle. Roll call, all approved.

Mr. Lavelle moved to close the public hearing for Resolution K-02. Seconded by Mr. McMakin. Roll call, all approved.

John Lavelle moved to reopen regular meeting. Seconded by Mr. Witherspoon. Roll call, all approved.

Wheaton Development- temporary trailer

David Binder was present representing Wheaton Development. Wheaton Development would like to place a temporary sales trailer on subplot # 1 in the cluster site within Woodgate Farms until a model home can be constructed.

Mr. Lavelle asked how long the trailer would be on site. Mr. Binder stated approximately 4 months.

Mr. Lavelle moved to approve the application to permit a temporary sales trailer on the site for approximately 4 months. Seconded by Mr. McMakin. Roll call, Mr. McMakin-yes, Mr. Witherspoon-no, Mr. Lavelle-yes.

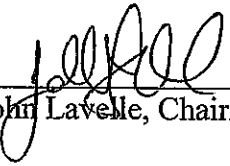
Floor Discussion

Mr. Gargas presented a proposed property maintenance code for the Boards to review and discuss. Alla Workman, Ed Lege and Jim Bolander, as members of the Board of Appeals were also present.

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

Respectfully submitted,

Tammy Tabor, secretary


John Lavelle, Chairman

2-26-02