

The November 25, 2003 regular meeting of the Olmsted Township Zoning Commission was called to order at 6:30 p.m. Present were Chairman John Lavelle, Jerry Gobble and Steve Kilo. Also present were Building Commissioner Daniel Gargas and Secretary Tammy Tabor.

Mr. Lavelle stated that there were not enough members present to vote on approval of the previous minutes.

Mr. Lavelle moved to amend the agenda to hear old business following the new business. Seconded by Mr. Gobble. Roll call, all approved.

Woodgate Farms – Phase 6

Mr. Lavelle moved to recess the regular meeting and open the public hearing for final development approval of Phase 6 in Woodgate Farms. Seconded by Mr. Gobble. Roll call, all approved.

Robert Izer was present representing Pulte Homes. Mr. Izer stated that Phase 6 of Woodgate Farms has 35 single family home lots. Thirty one lots have 80 foot frontage and 4 homes have 75 foot frontages. Mr. Izer stated that all vehicles will be entering and exiting the site through the construction entrance.

Mr. Lavelle asked if there will be sidewalks in phase 6. Mr. Izer stated that there will be sidewalks on both sides of the street. Mr. Lavelle asked if there were any changes from the approved preliminary plan. Mr. Izer stated that the plan has not changed. Mr. Lavelle asked what the price range of the homes would be. Mr. Izer stated that he expects them to start approximately \$260,000.00.

Mr. Lavelle asked for any questions or comments from the audience or Board members. Hearing none, Mr. Lavelle moved to approve Resolution Q-03 as submitted provided all public and private Roads are approved by the Township's consulting engineer, all catch basins are to be completed at the completion of construction and all plans are constructed in accordance with the Cuyahoga County Planning Commission requirements. Seconded by Mr. Gobble. Roll call, all approved.

Mr. Lavelle moved to close the public hearing for Resolution Q-03 and open the public hearing for Resolution P-03. Seconded by Mr. Gobble. Roll call, all approved.

Woodgate Farms Phase 7

Tom Gerber was present representing Sharp Development. MR. Gerber stated that Phase 7 of Woodgate Farms consists of 20 single family homes and two blocks of open space. The open space to the north of Watin Road in Phase 7 is 7.1 acres and the open space to the south of Watkin Road is 11.1 acres. Watkin Road will connect to Waterside Dr. in the Falls Pointe subdivision.

Mr. Lavelle asked who the builder would be. MR. Gerber stated that Garland Griffin Homes will be the home builder in Phase 7. Mr. Gerber stated that the home values should be \$350,000.00 and higher. Mr. Lavelle asked if wetlands were in Phase 7. MR. Gerber stated that to the north of phase 7 is approximately 30 acres of land. Only 17 acres will be developed. The remainder of that area is being developed as a wetlands. MR. Gargas stated that Davey Tree has been working to create the wetlands area. The manager of that project stated that they are very happy with the outcome and wildlife native to wetlands areas are inhabiting the area.

MR. Gerber stated that Sharp Development has proposed a trail through the area so that the residents may walk through the area. Sharp development is waiting for approval from the Army Corps of Engineers for the trail.

Mr. Lavelle asked for any comments or questions from the audience or Board members. Hearing none Mr. Lavelle moved to approve the application as submitted provided all public and private Roads are approved by the Township's consulting engineer, all catch basins are to be completed at the completion of construction and all plans are constructed in accordance with the Cuyahoga County Planning Commission requirements. Seconded by Mr. Gobble. Roll call, all approved.

Mr. Lavelle moved to close the public hearing for Resolution P-03. Seconded by Mr. Gobble. Roll call, all approved.

Resolution R-03 Wheaton Development –Sprague Rd.

Mr. Gargas stated that the applicant requested a continuance of the public hearing due to the fact that the development plan was being revised. Mr. Lavelle moved to table the public hearing until December 16, 2003 at 7:00 p.m. Seconded by Mr. Gobble. Roll call, all approved.

Resolution H-03- Zoning Code Amendment

Mr. Lavelle moved to open the public hearing for Resolution H-03. Seconded by Mr. Gobble. Roll call, all approved.

Mr. Gargas stated that the Zoning Commission initiated proposed changes to the Olmsted Township Zoning Resolution approved in May 2000. There were several changes suggested by the Olmsted Township Zoning Commission and the Olmsted Township Board of Zoning Appeals. These changes were forwarded to the Cuyahoga County Planning Commission. The Cuyahoga County Planning Commission has sent recommendations to the Olmsted Township Zoning Commission.

Mr. Lavelle asked if a new office district was included in the recommendations from the Cuyahoga County Planning Commission. Mr. Gargas stated that the office district is proposed to create a buffer between residential areas and commercial areas in the Township. The buffer areas would be larger than and not as intrusive to residential areas as the commercial or industrial districts.

Mr. Lavelle moved to table the public hearing for Resolution H-03 until December 16, 2003 at 7:30 p.m. and reopen the regular meeting. Seconded by Mr. Kilo. Roll call, all approved.

Mr. Gargas requested that the Board interpret the compliance with the zoning code to permit an employee of a landscaping company to rent a property on Cook Road. Bill Engelmann was present. Mr. Engelmann stated that he owns the property at the corner of Cook and Barton Roads. The property has a large three bay garage in addition to the house. Mr. Engelmann stated that he received a request from an employee of Grass Master to rent the home. This employee would house a truck and some lawn maintenance equipment in the garage. Mr. Gargas would like the Board to interpret the code. The Olmsted Township Zoning Resolution states that a garage cannot be used for the housing of equipment and supplies for use a home occupation. The Olmsted Township Zoning Resolution also permits the parking of a vehicle at a residence if it part of that resident's livelihood.

Roger Karkoff, 7300 Barton Rd., stated that he does not feel that this would be a problem to allow this man to rent the property, as long as the vehicles are kept inside and no dangerous chemicals would be stored there. Mr. Karkoff stated that his well is next to the garage in question.

MR. Lavelle stated that Mr. Karkoff has a valid concern.

Dave Holfiger, owner of Grass Master stated that he would be willing to store the chemicals at the other side of the garage or even put in a catch basin, in the event of a leak of fertilizers. Mr. Holfiger stated that there would be only 2 vehicles parked at this location.

Mr. Gargas stated that if the Board determines this to qualify as a home occupation, the occupant should notify the Olmsted Township Fore Department as to the type of chemicals located at the site.

Mr. Lavelle asked for any further comments or questions. Hearing none, Mr. Lavelle moved to approve the request as submitted by Bill Engelmann, to permit Grass Master a home occupation permit and allow no more than 2 commercially used vehicles to be parked inside the garage at Cook Rd.

Mr. Gargas asked the Board to determine if Rabbits, sheep and chickens should be considered similar animals to a horse, cow, pig or pony. Olmsted Township Zoning Resolution section 420.08

states that to house a horse, cow, pony, pig or similar animal, a property must have at least two acres and abide by setback regulations. Mr. Gargas has received complaints regarding housing chickens, rabbits and sheep that are offensive to neighbors. The neighbors feel that the raising and housing of such animals close to another resident is unfair. A resident on Columbia Road presented photos of a neighbor housing rabbits and a sheep near his property line. The resident stated that the smell from the structure is very offensive and cannot enjoy his patio in the summer.

Mr. Lavelle asked for any further comments or questions. After discussion with the Board Mr. Lavelle moved to approve a resolution including rabbits, chickens and sheep as similar animals to a horse, cow, pony and pig as described in Section 420.08 of the Olmsted Township Zoning Resolution. Seconded by Mr. Kilo. Roll call, all approved.

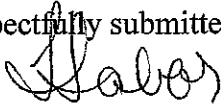
Pulte Homes Sign

Rob Izer presented proposed drawings of a sign proposed for Pembroke Place on Jennings Road. The Board agreed that the sign was similar to the other signs for the Pulte Developments. Mr. Gargas stated that the sign was conforming.

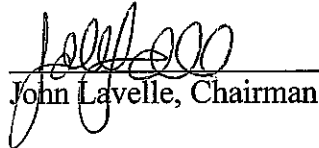
Mr. Lavelle asked how large the sign would be. Mr. Izer stated that the sign is 4 feet by 6 feet. Mr. Lavelle asked how far from the road the sign would be. Mr. Izer stated that the sign would be located outside the right of way approximately 200 feet from the Schady and Jennings intersection. Mr. Lavelle moved to approve the sign application as submitted. Seconded by Mr. Gobble. Roll call, all approved.

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

Respectfully submitted,



Tammy Tabor, secretary



John Lavelle, Chairman

1/9/04
Date