

The regular meeting of the Olmsted Township Zoning Commission was called to order at 7:00 P.M. on November 23, 2004. Present were Chairman John Lavelle, Richard Gebhard, Steven Kilo and Ronald Campanalie.

Mr. Lavelle moved to approve the minutes of the meeting of September 22, 2004. Seconded by Mr. Gebhard. Roll call, all approved, Mr. Campanalie abstained from the vote.

Mr. Lavelle moved to approve the minutes of October 13, 2004. Seconded by Mr. Campanalie. Roll call, Mr. Campanalie and Mr. Lavelle approved, Mr. Kilo and Mr. Gebhard abstained from the vote.

Mr. Lavelle moved to approve the minutes of the October 27, 2004. Seconded by Mr. Gebhard. Roll call, All approved, Mr. Kilo abstained from the vote.

#### Resolution P-04

William Bishop was present representing Wheaton Development. Mr. Bishop stated that Wheaton Development would like to include decks as an accessory use in the Wheaton Place Development. Mr. Bishop stated that they would like to have the same criteria for decks that have been approved in other subdivisions in Woodgate Farms. Mr. Lavelle stated that the decks would be permitted up to 600 square feet and not encroach on any building setbacks. Mr. Lavelle stated that the decks would need to be part of the main structure attached to the dwelling structure. A deck that did not follow the approved resolution would require a variance. Mr. Bishop stated that he was aware of the restrictions. Mr. Lavelle asked for any further comments or questions. Hearing none, Mr. Lavelle moved to approve Resolution P-04 as submitted. Seconded by Mr. Campanalie. Roll call, all approved. Mr. Lavelle moved to closed the public hearing for Resolution P-04 and open the public hearing for Resolution N-04. Seconded by Mr. Gebhard. Roll call, all approved.

#### Resolution N-04

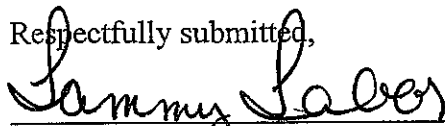
Mr. Lavelle moved to table the regular meeting and open the public hearing for Resolution P-04. Seconded by Mr. Gebhard. Roll call, all approved. Kurt Updegraff was present representing Gross Builders. Mr. Updegraff stated that he has made changes to the development plan. That include changes to the hammerhead drives. The fire chief has approved the changes that are in accordance with the fire code. Mr. Updegraff also stated that there will be a buffer zone around the entire development and a fence that will abut the existing homes at the entrance to the development. Mr. Lavelle asked for any further comments or questions. Hearing none Mr. Lavelle moved to approve Resolution N-04 development plan revision dated October 7, 2004. Seconded by Mr. Gebhard. Roll call, all approved. Mr. Lavelle moved to close the public hearing for Resolution N-04 and reopen the regular meeting. Seconded by Mr. Campanalie. Roll call, all approved.

Mr. Lavelle stated that the public hearing for Resolution H-04 will be held until the litigation has been settled.

The Board discussed the date of the December meeting. Due to the Christmas holiday, the Board decided to hold the regular meeting on December 14, 2004 at 7:00 p.m.

Mr. Lavelle moved to adjourn at 7:28 p.m. Seconded by Mr. Gebhard. Roll call, all approved.

Respectfully submitted,



Tammy Tabor, Secretary



John Lavelle, Chairman                      Date