

The October 11, 2000 regular meeting of the Olmsted Township Zoning Commission was called to order at 7:50 p.m.. Present was chairman Michael Bajorek, Ryan Thomas and Ronald Campanalie. Also present was secretary Tammy Tabor. The secretary read the minutes from the previous meeting of September 13, 2000. Mr. Campanalie moved to approve as read. seconded by Mr. Bajorek. Mr. Thomas asked why it was recorded that he arrived at 7:42. The secretary stated that when the roll was called Mr. Thomas was not present and arrived after the reading of minutes. Roll call. Mr. Campanalie-yes, Mr. Thomas- no, Mr. Bajorek-yes.

The secretary read the minutes from the special meeting of September 25, 2000. Mr. Campanalie moved to approve the minutes as read. Seconded by Mr. Bajorek. Roll call, all approved.

Correspondence

The secretary reported that a resolution from the Board of Trustees was received reappointing Mr. Albert Arlow to another term on the Zoning Commission. Also, a response from Joyce Dodrill regarding Woodgate Farms. The secretary also received copies of the resolution from the clerk to update the Olmsted Township Comprehensive Land Use Plan.

Mr. Bajorek stated that he spoke with Assistant County Prosecutor Joyce Dodrill regarding a request for a work session regarding Woodgate Homeowners Association Draft.

Mr. Thomas moved to table the public hearing for Resolution C-00 until November 8, 2000 at 7:45 p.m... Seconded by Mr. Bajorek. Roll call, all approved.

Mr. Witherspoon arrived at 8:05 p.m..

Mr. Thomas moved to open the public hearing for Sharp Development Group General Development plan review. Seconded by Mr. Campanalie. Roll call all approved

Mr. James Martinowski was present representing the Sharp Development Group. Mr. Martinowski presented a letter to the board describing the plan for retention basins in the Woodgate Farms Development. Mr. Campanalie asked if the access road that connects to the development to Schady Road would have a portion dedicated to Olmsted Township or The Woodgate Farms HOA (Home Owners Association) to disallow annexation attempts. Also Mr. Martinowski showed the map calculating the open space areas on the development plan review. Mr. Martinowski stated that the recreation area and the utility easement areas are not included in the calculation of open space. Mr. Thomas stated that the buffer areas and the open space areas are not adequate as defined in the Olmsted Township Zoning Resolution. The open space areas are not in large areas but broken up in smaller portions. Also, the resolution states adequate buffer zones must be provided. Mr. Bajorek stated that most of the lots will not be around the open space areas. Mr. Witherspoon asked if the buffer zones were permitted to be included in the open space area calculations. Mr. Witherspoon asked about the walking trail that was to encompass the entire development. Mr. Martinowski stated that there will be a trail through the development, however it will not be through the entire development and it is included within the open space areas.

Mr. Witherspoon asked if Mr. Martinowski knew what the approximate value of the homes in the development would be. Mr. Martinowski stated that he believed that the cluster homes would have a base price of approximately \$160,000 and the single family homes would have a base price around \$190,000 - \$200,000.

Wes Bement asked if the buffer zones are allowed to be calculated as open space. Mr. Thomas stated that buffers are required however he did not know if that was allowed to be calculated as open space.

The secretary read a letter received by fax from Assistant County Prosecutor Joyce Dodrill regarding the procedures for approval of the development plan. Ms. Dodrill believes that the zoning commission does not require a written recommendation from the prosecutor's office regarding the Homeowners Association Draft. Mr. Bajorek stated that he does not agree with that and would like to have a written recommendation regarding the Home Owners Association. Mr. Martinowski asked if Ms.

Dodrill has given a date for addressing her recommendations. Mr. Bajorek stated that no date was given. However, he stated to Ms. Dodrill that he would like to have this matter concluded as soon as possible. Mr. Bajorek stated that in the procedures the belief was to create a system of checks and balances between the board of trustees and the Zoning Commission. Wes Bement of Schady Road. asked if the Zoning Commission approved the plan with conditions, what would happen if the trustees disapproved. Mr. Witherspoon stated that the board of Trustees would need a unanimous vote to overturn the Zoning Commission's recommendation.

Mr. Bajorek asked Mr. Martinowski at what stage plans were in the county planning commission. Mr. Martinowski stated that they are meeting this week to discuss drainage and traffic concerns for phase one. MR. Bajorek asked if continuing the public hearing , would that be a major problem for Sharp Development. Mr. Martinowski stated that they would like to have this concluded as soon as possible since it will still need to be heard by the Board of Trustees.

Mr. Martinowski stated that if one of the main concerns was the Homeowners Association documents, the Township may want to be included as a third party to the Homeowners Association. Mr. Martinowski stated that he would be willing to meet with the prosecutor's office if that would help.

The Board discussed times and dates for a work session with Ms. Dodrill regarding concerns with the Sharp Development Plan Review. The Board agreed to set a meeting for September 19, 2000 at Town Hall at 3:00 p.m. with Prosecutor Dodrill.

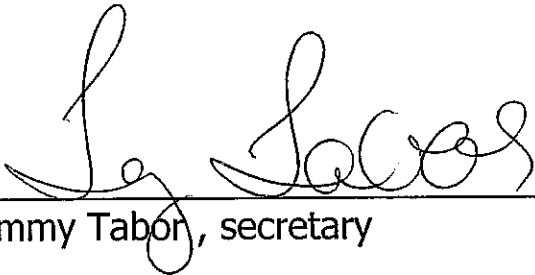
The Board discussed what an adequate buffer would be for the area around the development. Mr. Martinowski stated that Sharp Development could put an easement along the properties that would require buffering.

Mr. Witherspoon moved to set a special meeting for the Sharp Development Plan Review for September 25, 2000 at 8:00 p.m.. Seconded by Mr. Campanalie. Roll call, all approved.

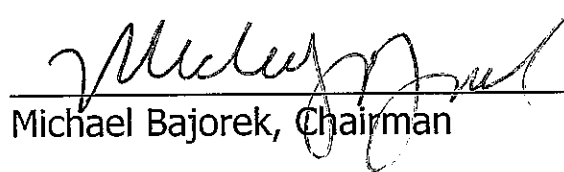
Mr. Bajorek moved to deny Resolution G-99 because the matter has been resolved through litigation. Seconded by Mr. Thomas. Roll call, all approved.

Mr. Thomas moved to adjourn. Seconded by Mr. Campanalie. Roll call, all approved.

Respectfully submitted,



Tammy Tabor, secretary



Michael Bajorek, Chairman

12/13/2000

Date