

The special meeting of the Olmsted Township Zoning Commission was called to order at 7:00 p.m. on October 13, 2004. Present were Chairman John Lavelle, Richard McMakin and Ronald Campanalie. Also present was secretary Tammy Tabor. Mr. Lavelle moved to table the special meeting and open the public hearing for Resolution L-04, request for rezoning.

#### Resolution L-04- Fitch Rd. Rezoning

Martin Strelau was present representing the Olmsted Township Board of Trustees. The Trustees are requesting that a parcel of land on Fitch Road be rezoned from the current R-30 to CS, Commercial Services. Mr. Strelau stated that the property is currently vacant and the Trustees would like to purchase the land, which is located to the north of the Cuyahoga County Engineer's Service Yard. Mr. Strelau stated that the Trustee's purchase of this property is contingent on the rezoning. The Trustees would like to purchase the property and construct a site for the Olmsted Township Service Department. Mr. Strelau stated that current site of the service garage is undersized and much of the equipment is left outside. The expansion currently being done for the police and fire departments will leave little room for service department expansion. Mr. Strelau stated that the proximity to the Cuyahoga County Fitch Rd. yard will be advantageous to Olmsted Township. The storage of road salt and other materials can still be stored on the County's site. Olmsted Township purchases road salt from the county and the accessibility to that salt is very important to Olmsted Township's Service Department. Mr. Strelau stated that the Fitch Road over pass is proposed to be relocated. The current design of Fitch Rd. will become a cul-de-sac at Bagley Road and the overpass will be redirected to the east of the current road and open onto Bagley Rd. across from the existing Olmsted Trailer Park. Mr. Strelau also stated that the parcel on the north west side of the railroad track on Stearns Road is zoned CS, commercial service. Mr. Strelau stated that the amount of new construction in the township will require additional equipment and materials for the service department. The current site of the service department will not be adequate since the expansion of the police and fire departments will not leave room for expansion of the service department. Mr. Lavelle asked if the service garage is a permitted use in a commercial services district. Mr. Strelau stated yes. Mr. Lavelle asked what size the new facility would be. Mr. Strelau stated that the current building is single vehicle depth with three bays and the proposed new structure would be a four bay double vehicle depth. Mr. Lavelle asked what type of buffer would remain between the proposed rezoned site and the residential zone to the north. Mr. Strelau stated that they would hope to keep all of the existing trees as a buffer, more details would be on a development plan.

Mr. McMakin asked if the road salt would be left on the County Engineer's site. Mr. Strelau stated that the Olmsted Township Service Department would still purchase road salt from the County. The storage would still remain at the county site. Mr. McMakin stated that he would like the trees to remain and adequate buffering between the residential sites to the north.

Daryl Villa, 7844 Fitch Rd., property owner to the north. Mr. Villa stated that the County yard has a mess in the rear of the property and a tremendous amount of traffic. Mr. Villa asked if anyone has contacted the County in regards to using their lot for the Olmsted Township Service department. A lot of the county yard is not used. Mr. Villa stated that he would like a home on that lot that would not degrade his property.

Mr. Strelau stated that Cuyahoga County owns that property and Olmsted Township does not have any rights to it. The parcel in question is larger than what the Township needs. A great deal of the area will be left vacant. The Township only needs one acre of property and that size lot has been hard to find. Mr. Strelau stated that the traffic generated by the service department is much less than what the county yard has. Most of the traffic is

during the day. However, the service department does operate 24 hours a day, especially for snow removal. Joint use of the county property would not allow enough space. The administrative aspects, maintenance of the property and the utilities would not be feasible. Jim Bolander, Westwood Lane, asked if the service department could be located at the rear of the property and leave an area for a park at the front. That would be more desirable. Mr. Strelau stated that he would take that into consideration.

Scott Grave asked if Cuyahoga County was contacted about sharing the site or purchasing part of the county property. Mr. Strelau stated that Olmsted Township has not contacted the county.

Curt Dunlap asked if rezoning this would be considered spot zoning. Mr. Strelau stated that the county parcel is currently zoned R-30 with a lawful non conforming commercial use existing at that site. The property across the street has the electric transformer site and to the north of that is proposed for Olmsted Falls Industrial Park. Mr. Dunlap asked if they were proposing to institute light industrial in that area. Mr. McMakin stated that an update of the comprehensive land use plan for Olmsted Township was currently being done. Mr. Strelau stated that Olmsted Township has a contract with the Cuyahoga County Planning Commission. Mr. McMakin moved to recommend approval of Resolution L-04 to the Olmsted Township Board of Trustees pending the receipt of recommendations from the Cuyahoga County Planning Commission. Seconded by Mr. Lavelle. Roll call, all approved. Mr. Lavelle moved to close the public hearing for Resolution L-04 Seconded by Mr. McMakin. Roll call, all approved.

#### Resolution M-04 Olmsted Township Trustees

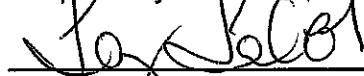
Mr. Lavelle moved to open the public hearing for Resolution M-04. Seconded by Mr. Campanalie. Roll call, all approved. Mr. Lavelle stated that the Trustees have initiated a resolution to repeal section 530.10 of the Olmsted Township Zoning Resolution. Section 530.10 grants the Olmsted Township Board of Zoning Appeals the power to approve applications based on similar uses. Section 519.14 of the Ohio Revised Code does not include the power to grant approvals based on similar uses.

Mr. Campanalie stated that these issues were brought up in the past. Mr. Lavelle asked for any further questions. Hearing none, Mr. Lavelle moved to approve Resolution M-04 pending the receipt of recommendations from the Cuyahoga County Planning Commission. Seconded by Mr. McMakin. Roll call all approved. Mr. Lavelle moved to close the public hearing for Reolution M-04. Seconded by Mr. McMakin. Roll call, all approved.

Mr. Lavelle moved to reopen the special meeting. Seconded by Mr. Campanalie. Roll call, all approved.

Mr. Lavelle asked for any further business or comments. Hearing none, Mr. McMakin moved to adjourn the special meeting. Seconded by Mr. Lavelle. Roll call, all approved.

Respectfully submitted,



Tammy Tabor, secretary



John Lavelle, Chairman

11/23/04  
Date