

The Olmsted Township Zoning Commission regular meeting of Wednesday October 24, 2001 was called to order at 7:40 PM. Present was Chairman Albert Arlow, Ryan Thomas, Ronald Campanalie, Richard Witherspoon and Jerry Gobble. Also present was secretary Tammy Tabor. Mr. Thomas moved to approve the minutes of September 26, 2001 as submitted. Seconded by Mr. Campanalie. Roll call, all approved.

Correspondence

Correspondence from, but not limited to, letter from Joyce Dodrill.

Resolution K-01- Sharp Development rezoning

Mr. Thomas moved to open the public hearing for Resolution K-01. Seconded by Mr. Campanalie. Roll call, all approved. Tom Gerber was present representing Sharp Development. Mr. Gerber stated that Sharp Development Group would like to include the parcel of property at the north east corner of Sharp and Sprague Roads in the Woodgate Farms Development. Currently the property is zoned R1-40. Mr. Arlow stated that the Cuyahoga County Planning Commission has not sent recommendations to the Zoning Commission regarding this resolution. Mr. Thomas asked what phase of the Woodgate Farms development this would be. Mr. Gerber stated that this would be a cluster site within phase 4. Mr. Thomas asked if any additional plans were made for phase 4. Mr. Thomas stated that he would like a legal opinion on whether a complete overall development plan would need to be redone. Mr. Thomas asked if the proposed water or sewer lines would need to be increased if this parcel was added to the PRD. Mr. Gerber stated that all water and sewer lines are adequate and would be achieved through internal loops. Mr. Witherspoon asked if the water line is being installed on Sharp Road. Mr. Gerber stated that at the last meeting with the County Commissioners, the issue was tabled. Mr. Thomas asked if additional water retention or storm water management would be necessary. Mr. Gerber stated that the current plans are oversized and would be able to handle any additional water. Mr. Thomas stated that the construction entrance on Sprague Road was to be used. At this time construction vehicles are still using Schady Road to access the development area. Mr. Gerber stated that the material removed from the Sharp Road reconstruction is being used to create the construction access road off Sprague.

Mr. Thomas asked if the transfer of 30 acres to Olmsted Township was done. Mr. Gerber stated that a few months ago he had given the information to Prosecutor Joyce Dodrill and she stated that she would have her recommendation complete by the end of the year. Mrs. Dodrill's answer will be a recommendation to the Trustees to accept or decline the donation of this land. Mr. Thomas moved to table Resolution K-01 until the next regular meeting of the Zoning Commission. Seconded by Mr. Campanalie. Roll call, all approved.

Stearns Road Mini Storage- application review

Mr. George Troiky was present representing the Stearns Road Mini Storage. Mr. Arlow asked if Mr. Troiky is the owner of the Mini Storage. Mr. Troiky stated yes. Mr. Troiky would like to pave an additional area of his property to allow for outdoor storage. Mr. Troiky stated that the Board of Zoning Appeals allowed outdoor storage with the provision that all areas for parking be paved. Mr. Thomas asked if this is a matter for the Board of Appeals. Mrs. Tabor stated that the

conditional use to allow the parking was granted through the BZA, the application before the Commissioners is to allow additional paving.

Mr. Thomas moved to recommend approval of this application to the Zoning Inspector. Seconded by Mr. Gobble. Roll call, all approved.

Mr. Bruce Berger and Richard Bucher were present representing Faith Bible Chapel . Mr. Berger stated that Faith Bible Chapel has purchased property on MacKenzie Road and is planning to build a church at that site. Mr. Campanalie asked if the church is financially sound and able to support this type of growth. Mr. Berger stated that they would not undertake a project that was not affordable. Mr. Berger presented conceptual designs of the structure. Mr. Thomas asked what is the square footage of the first phase of construction. Randy Spurlock, pastor of the church, stated that the congregation has 215 members. Mr. Thomas asked if the parking area will be done in phases. Mr. Berger stated that the parking will be done as the building progresses. Mr. Thomas asked whether a sign would be needed. Mr. Berger stated yes. Mr. Thomas asked if a house is located on the property. Mr. Berger stated that there is a house and a couple of accessory structures. Currently the house is being used as a church office, no one is living there. Mr. Berger stated that eventually the house will be removed, and operations will move to the new building. Mr. Thomas asked how long before this plan will begin. Mr. Berger stated that by next year they plan to extend the sewer down MacKenzie Road. The house will probably be in use a few years. Construction on the church would begin in 2003.

Mr. Thomas stated that the Board of Appeals would need to issue a conditional use for a church in a residential area. Mr. Thomas stated that he is happy with what is being proposed. Mr. Witherspoon stated that the plan resembles the Irish American Club. Mr. Campanalie stated that he is in favor of the project. Mr. Gobble and Mr. Arlow had no objection to the plan.

Richard Deanna, Craig Metzler and Michael McKay were present representing Summer Hill Homes. Summer Hill has plans to build attached units at the northeast corner of Schady and Jennings Road. They have been building in the city of Strongsville for the past 10 years. Mr. Deanna presented a revised plan for the development. Mr. Deanna stated that changes were made after meeting with the representatives from the county and the Township zoning department. A second access was created to allow access off of Jennings Road and Schady Road. Mr. Thomas asked if this application is before the Board of Appeals. Mrs. Tabor stated that the preliminary design will require a variance, however the applicant would like to have input from the Board before proceeding. Mr. Gobble stated that he was happy that Summer Hill has made changes to the plan as suggested by Township Representatives and the County. Mr. Thomas asked the applicant to complete all items in 520.04 and schedule a work session with the Board. Mr. Deanna stated that it would offer more time to review the plans with the Board. Mr. Deanna stated that he would contact Mrs. Tabor as soon as they have more information to provide regarding this development. Mr. Deanna pointed out that they would like to develop with more yard space and fewer garages facing the street. Mr. Deanna stated that he would contact the secretary when the additional information was prepared.

Parks and Recreation Fees

Mr. Thomas stated that according to chapter 370 in the Olmsted Township Zoning Resolution, developers must offer land or pay fees to be provided for parks & public open space. Mr. Campanalie asked if the 30 acres proposed from Sharp Development were for this purpose. Mr. Thomas stated that he believed that the 30 acres was not part of the PRD agreement. MR. Gerber, representing Sharp Development, asked what the donation of the 30 acres was for. Mr. Thomas stated that he believed it was for the RMFT and RMFA developments on the north side of Schady Road. Mr. Gerber stated that he did not have that understanding. Mr. Gerber asked why the issue was brought up regarding phase 1 of Woodgate being held up because the park land had not been transferred to the Township. Mr. Gerber stated that he did not feel that the donation of 30 acres was comparable for the RMFT and RMFA sites. Mr. Thomas asked how much of that acreage is useable, not within the CEI easement. Mr. Gerber stated that 1/3 of it is unusable. Than 20 acres is useable. Mr. Thomas asked if fees were collected by the zoning office for fire department use. Mr. Gerber stated that it was a commitment made by one of its principles to make a donation to the Board of Trustees to be used for the fire department.

Mr. Thomas stated that the Zoning Commission needs to recommend to the Board of Trustees what type of schedule would be implemented for developers, not just Forest City, all developers. Mr. Thomas stated that the zoning inspector should be notified that all new construction in R (residential) zones need to come before the board for recommendations. Matt Casey, Pulte Homes stated that his application for Phase 3 of Woodgate Farms is being held up because of this issue. Mr. Gobble stated that he would like to get the minutes and Resolution pertaining to the donation of land by Forest City. Mr. Casey would like to know if he will be held up again if this issue is not settled. Mr. Arlow stated that the Board of Trustees are holding up the application, not the Zoning Commission. The board members agreed to hold this item until the next regular meeting and more information is available.

Mr. Arlow requested that a letter be drafted to the Board of Trustees requesting a legal advisor to the Zoning Commission. The members agreed.

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

Respectfully submitted,

Tammy Tabor

Tammy Tabor, secretary

Richard Witherspoon 11/30/01

Albert Arlow, chairman

date

Richard Witherspoon