

The regular meeting of the Olmsted Township Zoning Commission was called to order October 23, 2002 at 7:10 p.m. Present were Chairman John Lavelle, Richard Witherspoon, Richard Gebhart, Jerry Gobble and Richard McMakin. Mr. McMakin moved to approve the minutes of the August 28, 2002 meeting as submitted. Seconded by Mr. Witherspoon. Mr. Lavelle-yes, Mr. Witherspoon-yes, Mr. McMakin-yes. Mr. Gobble and Mr. Gebhart abstained.

The secretary reported that the board has received copies of the proposed property maintenance code for Olmsted Township. Also, the Board of Appeals and the Building Commissioner will be meeting to discuss the proposed code and would like to have the Zoning Commission members in attendance. The meeting is scheduled for November 6, 2002 at 7:30 pm. *rescheduled - 11-13-02*

Mr. Lavelle moved to set the public hearing for Pulte Homes request for preliminary development plan approval for Seton Village, Woodgate Farms Subdivision, to be held November 13, 2002 at 7:00 p.m. at the Township Hall. Seconded by Mr. Gobble. Roll call, all approved.

Mr. Rob Iser was present representing Pulte Homes. Mr. Iser stated that the plan is for 118 single family cluster units within the Woodgate Farms subdivision. The Board stated that the plan is not consistent with the general plan. The general approval included another entrance off Sprague Road. Also, the site appears to be very congested and contains virtually no open or green space. Mr. McMakin stated that the open space is calculated to the hundredth of an acre. Mr. McMakin stated that the Board would like to see more general calculations for the open space. Mr. Witherspoon asked if the police and fire departments have seen the plans or had any comments on only one access to the development site. A resident asked if there will be any buffering between the cluster site and the single family homes. Mr. Iser stated that all of these things will be considered prior to the public hearing.

Mr. Gobble moved to table the regular meeting and open the public hearing for Stearns Road Mini Storage development plan approval. Seconded by Mr. Witherspoon. Roll call, all approved. Mr. Leuenberger was present representing the Stearns Road Mini Storage. Mr. Leuenberger stated that they are planning to add 3 storage buildings and an additional covered area to store recreational vehicles and trailers. Mr. Lavelle stated that the area is commercial and the International Fire Code requires hydrants to be placed on commercial property. Mr. Witherspoon questioned the intensity of the additional lights. The wattage seems to be quite high. Mr. Witherspoon is concerned that in the past the surrounding neighbors have complained about the bright lights at the mini storage facility.

Mr. Lavelle moved to table the public hearing until November 13, 2002 at 7:00 p.m. Seconded by Mr. Gobble. Roll call, all approved.

Mr. Lavelle moved to reopen the regular meeting. Seconded by Mr. Gebhart. Roll call, all approved.

Garland Griffin sign review

Mr. Chris Griffin and Matt Garland were present representing Garland Griffin Homes. Mr. Garland stated that within the Woodgate Farms subdivision, they are not permitted to have a sign up to notify people of their model home. Currently they have a sign attached to the front of the model home. Also, Pulte Homes has placed a sign directly across the street from the Garland Griffin model home directing people to the Pulte model home. Mr. Lavelle stated that the Pulte

sign was to be removed. Mr. Griffin stated that the sign is down today however, they place it back up occasionally. Mr. Witherspoon made a motion that the application be submitted to the Olmsted Township Board of Zoning Appeals for a variance. Seconded by Mr. Gobble. Roll call, all approved.

Pulte Homes Sign Review

Mr. Witherspoon stated that this application is similar to Garland Griffin Homes application in requesting model home identification signs within Woodgate Farms. Mr. Witherspoon moved to refer this application to the Olmsted Township Zoning Board of Appeals for a variance. Seconded by Mr. Gobble. Roll call, all approved.

Republic Development Sign Review

Jack Duff was present representing Republic Development. The sign requested is to be placed at the entrance to the Westfield Park Development off Schady Road. Mr. Duff stated that the sign will be made of stone and will be placed on each side of the entrance drive. Mr. Lavelle asked if the sign will be lighted. Mr. Duff stated that the sign will be lighted from the ground. Mr. Lavelle stated that the size of the sign permitted is 30 square feet. The current plan calls for 2 signs, totaling 32 square feet. Mr. Duff stated that he would amend the application so that both signs do not exceed 30 square feet total. Mr. McMakin moved to approve the application for a sign not to exceed a total of 30 square feet at the entrance to Westfield Park. Seconded by Mr. Gobble. Roll call, all approved.

Olmsted Township Building Department Sign Review

Dan Gargas was present representing Olmsted Township. Mr. Gargas stated that the sign will be replacing the current Zoning Department sign at Greenbrooke Plaza. Mr. Gargas stated that the sign is conforming in size and has been approved by the plaza management. Mr. Gobble moved to approve as submitted. Seconded by Mr. Lavelle. Roll call, all approved.

Mr. Lavelle moved to adjourn at 8:15 p.m. Seconded by Mr. Gobble. Roll call, all approved.

Respectfully Submitted,

Tammy Tabor, secretary



John Lavelle, chairman

11/13/02
date