

The regular meeting of the Olmsted Township Zoning Commission was called to order October 22, 2003 at 7:00 p.m. Present were Chairman John Lavelle, Jerry Gobble, Richard McMakin and Richard Gebhard. Richard Witherspoon arrived at 7:10 p.m. Also present were Building Commissioner Daniel Gargas and secretary Tammy Tabor.

Mr. Lavelle moved to approve the minutes as submitted. Seconded by Mr. McMakin. Roll call, all approved.

Mr. Lavelle moved to set a public hearing for Resolution Q-03, Phase 6 of Woodgate Farms for November 25, 2003 at 6:30 p.m. Seconded by Mr. McMakin. Roll call all, approved.

Mr. Gebhard moved to set a public hearing for Resolution P-03, Phase 7 of Woodgate Farms for November 25, 2003 at 6:45 p.m. Seconded by Mr. Lavelle. Roll call, all approved.

Mr. Gobble moved to set a public hearing for Resolution R-03, Wheaton Development, Sprague Rd, for November 25, 2003 at 7:00 p.m. Seconded by Mr. Gebhard. Roll call, all approved.

Mr. Lavelle moved to table the regular meeting and open the public hearing for Resolution J-03, Pride One request for rezoning. Seconded by Mr. Gobble. Roll call, all approved.

David Conwill was present representing Pride One. Mr. Conwill stated that Pride One is requesting rezoning of a parcel on Cook Road that borders North Ridgeville. The property is currently zoned R-40 and would like to rezone it to CS, Commercial Services. Mr. Conwill would like to construct a self service mini storage facility on the property. Mr. Conwill stated that the property would be split and only the far west end of the parcel would be rezoned to commercial. Mr. Conwill stated that the property to the west, in North Ridgeville and the property to the north, in North Olmsted are both currently zoned commercial. Mr. Conwill stated that the type of business he is proposing would be a good buffer for the commercial districts around it.

Mr. Conwill is proposing a 5 foot rolling mound around the perimeter with 12 -16 feet high pine trees. Mr. Conwill stated that the property would be of minimal cost for the Township and bring in increased property taxes.

The property would be secure. There would be a gate at the entrance and security cameras. The property will not necessarily increase the traffic in the area. Mr. Conwill stated that the water line would be extended at their expense.

Mr. McMakin asked if there would be septic or sewer at the site. Mr. Conwill stated that they will have septic systems on site. They are investigating a system that they have installed in Medina County for commercial use. They would install what the Cuyahoga County Board of Health would require. Mr. Conwill stated that the project is all conceptual. The engineering has not been done yet.

A resident asked if any studies have been done to determine need in the area for this type of storage and the vacancy rate of existing facilities..

Mr. Conwill stated that there are not many storage facilities in the area and the need is greater with more residents moving in and the development of townhouses and apartments in the area. Mr. Conwill stated that there is approximately a 15% vacancy rate among existing facilities.

Mr. McMakin asked how many acres are to be rezoned. Mr. Conwill stated that 2.2 acres are planned for the commercial site.

Mr. McMakin asked if any structures are on the property. Mr. Conwill stated that the property has two homes on the east end of the parcel and a horse barn that would need to be razed if the rezoning is approved.

Mr. Lavelle asked if the water line was extended would the developer pay the assessments. Mr. Conwill stated that the developer would pay for the water line installation.

Mr. Murphy, Cook Rd., stated that the units should be built closer to where the new homes are being built.

Ron Azzardi, Cook Rd., stated that he has a petition signed by residents requesting the denial of this application. The residents do not want to look at commercial buildings.

Susan, Remax Real Estate, stated that the current property owners are moving, however their family members will remain as residents in the homes on the property. The horse farm will remain.

Ron Azzardi stated that this is all about money. Mr. Azzardi presented the Board with a petition signed by residents.

Jean Murphy, Cook Rd, asked if the property values would decline if commercial buildings were constructed.

Mr. Conwill stated that in the past, the areas surrounding their developments have not declined in value.

Ms. Murphy asked why they cannot build in currently zoned areas in North Ridgeville or Olmsted Township.

Vince Mazzacco, asked why the developers have not considered North Ridgeville, the tax base is lower.

Mr. Conwill stated that people do not use storage facilities that are a distance from their homes.

Mr. Jim Deery, representing Eileen Tassie, asked why she was not notified. The secretary apologized that Mrs. Tassie did not receive notification of the meeting. All residents that attended the first hearing, and signed the register were notified of the continuations. Mr. Deery asked if the school bus turn around would still be used. Mr. Conwill stated that the bus turn around is on property leased to Columbia Gas. That will not change. The utility house will also remain.

Mr. Deery stated that the land owners on the north side of the property would be able to tap into the water line. What about the property owners on the south side. Mr. Conwill stated that they would also have access to the water line. The engineers will determine what side of the road the water line would be installed on.

Mr. Lavelle read recommendations for disapproval from the Cuyahoga County Planning Commission regarding the rezoning request.

Mr. Conwill stated that approximately \$80,000.00 tax revenue would be generated on a \$5 million dollar project.

Mr. Lavelle moved to disapprove the application for rezoning as submitted. Seconded by Mr. Gebhard. Roll call, Mr. Gebhard-yes, Mr. Witherspoon-yes, Mr. Gobble-yes, Mr. McMakin-yes, Mr. Lavelle-yes.

Mr. Lavelle moved to close the public hearing for Resolution J-03 and open the public hearing for Resolution M-03, Gates Village subdivision. Seconded by Mr. Gobble. Roll call, all approved.

Rob Izer was present representing Pulte Homes. Gates Village is a cluster site of 75 homes located within the Woodgate Farms subdivision. The development would be private and would be maintained by the homeowners association. Mr. Izer stated that the development has more open space than previous cluster sites.

Mr. Gobble asked what the price range would be. MR. Izer stated that the homes would be \$205,000 to \$210,000.

Mr. McMakin asked where the water and sewage lines would be run. Mr. Izer stated that the water/sewer lines would come off Tuttle Rd.

Frank Walker, asked if the builders would be responsible for the additional services needed in the Township, such as fire & police.

Mr. Lavelle stated that other services, trash, road maintenance and repairs within this site are the responsibility of the homeowners association. Sharp Development has agreed to donate \$250.00 per unit towards the construction of a fire station on Schady Road.

Mr. Walker asked if builders be required to contribute to the infrastructure improvements?

Mr. Gobble stated that as a Township, we cannot require a developer to pay impact fees. Tom Gerber, representing Forest City, stated that the developer is paying the cost to erect a street traffic light and widen the intersection of Stearns and Schady Road. The sewer line was installed on Schady Road, at no assessment to the homeowners on Schady Road. The street signs and lights within the development are being paid for by the developers and builders.

Mr. Lavelle asked for any further comments or questions. Hearing none, Mr. Lavelle moved to approve the application as submitted. Seconded by Mr. Gobble. Roll call, all approved.

Mr. Lavelle moved to close the public hearing for Resolution M-03 and reopen the regular meeting. Seconded by Mr. Witherspoon. Roll call, all approved.

Water Tower

Mr. Lavelle asked for a representative from the City of Cleveland Department of Water. Alex Margevicius was representing the water department. Mr. Margevicius stated that the nearest water tower in North Olmsted no longer works to provide the pressure needed in the area. A tower is needed near the end of the transmission grid and is approximately 150 feet high. Mr. Margevicius stated that the area near the Olmsted Falls High School would be a good area to place the proposed tower. Mr. Margevicius stated that the Board of Education had a good response to the proposed water tower being placed at the High School.

Mr. Lavelle asked if the School Board would receive revenue from the placement of the Tower at the school. Mr. Margevicius stated that an easement would probably be purchased by the water department. Mr. Lavelle asked if the water pressure would increase for residents as well as increased fire hydrant pressure. Mr. Margevicius stated that all of the residents on the water line would benefit from the construction of the tower in Olmsted Township.

Mr. Witherspoon asked if the North Olmsted Tower would be removed. Mr. Margevicius stated that the tower would be removed in North Olmsted after the construction of a new tower is complete.

Mr. Walker asked if the tower would be larger than the one in North Olmsted. Mr. Margevicius stated that they are approximately the same and would hold approximately 2 million gallons of water. Mr. Walker asked when the tower would be constructed. Mr. Margevicius stated that the Board of Education requested that construction take place in the summer. It would either be in 2004 or 2005.

A resident asked if any additional streets would be planned to have access to city water. Mr. Margevicius stated that all but 5% of Township street have water. The water department agreed to update the water study for the Township.

Mr. Lavelle stated that the Township does not have any regulations regarding water towers.

Mr. Margevicius stated that public utilities are exempt according to the Ohio Revised Code.

Mr. Lavelle asked for further comments or questions. Hearing none, Mr. Lavelle moved to support the construction of a water tower in Olmsted Township at the site of the Olmsted Falls High School. Seconded by Mr. Gobble. Roll call, approved.

Seton Village Phase 2 & 3 Resolution N-03

Mr. Lavelle moved to table the regular meeting and open the public hearing for Resolution N-03. Seconded by Mr. Witherspoon. Roll call, all approved.

Rob Izer was representing Pulte Homes. Mr. Izer stated that the plan has changed slightly from the preliminary plan. Mr. Izer stated that the additional entrance road would be on Branson Road. The fire department had stated that the fire department had stated that the original additional entrance was too close to the Sharp Road intersection.

Mr. Lavelle asked if there were any questions or comments regarding this resolution. Hearing none, Mr. Lavelle moved to approve with the provision of Cuyahoga Planning Commission approval, approval of grading and roadways by the Township's consulting engineer, and cleaning of the catch basins at the time houses are completed in this phase. Seconded by Mr. Gobble. Roll call, all approved.

Mr. Lavelle moved to close the public hearing for Resolution N-03 and open the public hearing for Resolution O-03. Seconded by Mr. Witherspoon. Roll call, all approved.

Woodgate Farms Phase 4 Resolution O-03

Tom Gerber was present representing Sharp Development. Mr. Gerber stated that all plans have remained the same since the preliminary approval. Mr. Gerber stated that the roads have been completed and are awaiting approval from the Cuyahoga County Planning Commission for final plat approval.

Mr. Witherspoon asked if all intersections will have street lights. Mr. Gerber stated that the street lights will be installed at all intersections by Ohio Edison.

Mr. Lavelle asked for any further comments or questions. Hearing none, Mr. Lavelle moved to approve Resolution O-03 as submitted. Seconded by Mr. Gobble. Roll call, all approved.

Mr. Lavelle moved to close the public hearing for Resolution O-03 and reopen the regular meeting. Seconded by Mr. Gobble. Roll call, all approved.

Hall Gardens/Dog Day Care Sign

Mr. Lavelle asked if there was anyone present representing Hall Gardens, Dog Day Care Center. Mr. Gargas stated that the applicant was unable to attend the meeting.

Mr. Lavelle asked Mr. Gargas if the sign was conforming. Mr. Gargas stated yes. The sign colors are proposed for brown and white.

Mr. Lavelle asked for any comments or questions. Hearing none, Mr. Lavelle moved to approve the application as submitted. Seconded by Mr. Gobble. Roll call, all approved.

Floor Discussion

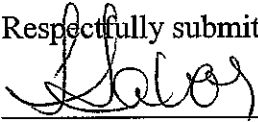
Bill Engelmann stated that he has a property for rent at the corner of Cook and Barton Roads. A possible tenant would like to keep a landscaping truck and some materials in the garage at the property.

Mr. Gargas stated that he would like the Board to hear information regarding the proposed business at the location and receive information from surrounding neighbors.

Mr. Lavelle stated that the Board could hear the application at the next meeting to be held on November 25, 2003.

Mr. Gobble moved to adjourn. Seconded by Mr. Gebhard. Roll call, all approved.

Respectfully submitted,



Tammy Tabor, secretary



John Lavelle, Chairman

11/9/04
Date