

The Olmsted Township Zoning Commission meeting of September 13, 2000 was called to order at 7:36 p.m. Present were chairman Michael Bajorek, Ronald Campanalie and Albert Arlow. Also present was secretary Tammy Tabor. The secretary read the minutes from the previous meeting of August 1, 2000. Mr. Thomas arrived at 7:42 p.m. Additions and corrections to the minutes; on the first page, second to the last sentence, change the sentence to read "trespassing on his property".

Mr. Campanalie moved to approve as corrected. Seconded by Mr. Bajorek. Roll call, Mr. Bajorek- yes, Mr. Arlow- yes, Mr. Campanalie-yes, Mr. Thomas- abstain.

Correspondence

The secretary read a letter from assistant county prosecutor Joyce Dodrill, dated August 23, 2000, in response to a letter from the Olmsted Township Zoning Commission.

The secretary read a letter from the Olmsted Township Board of Appeals requesting clarification on the Olmsted Township Zoning Resolution. The request is asking how many garages and or accessory buildings are permitted on one lot. The board discussed the terms in the Olmsted Township Zoning Resolution relating to the number of structures permitted on a residential lot. The Zoning Commission agreed to draft a letter to the Board of Appeals citing Section 210.02, C, (1), the singular use of the term garage. The opinion of the Board is that one garage is permitted and any additional structures are considered accessory.

Mr. Bajorek moved to amend the agenda to include under new business, discussion on the update of the Comprehensive Land Use Plan and Zoning Resolution. Seconded by Mr. Arlow. Roll call, all approved. Mr. Bajorek stated that according to the Olmsted Township Zoning Resolution, the Comprehensive Land Use Plan should be periodically updated. Mr. Arlow stated that the Board of Trustees have approved a Resolution to work with the County Planning Commission to review and update the Olmsted Township Comprehensive Land Use Plan. The board has requested a copy of said Resolution and a timetable for completion of the review.

Mr. Arlow moved to close the regular meeting and open the public hearing for Resolution C-00. Seconded by Mr. Thomas. Roll call, all approved.

Resolution C-00

Mr. Bajorek explained to Mr. Shaker, representing the Stearns Bagley Plaza Association, that the Township must receive recommendations from the County Planning Commission before rendering a decision on Resolution C-00. The County Planning Commission has delayed recommendations on Resolution C-00 until a review of the current Zoning Resolution and Comprehensive Land Use Plan. Mr. Campanalie moved to table Resolution C-00 until the next regularly scheduled meeting of the Olmsted Township Zoning Commission on October 11 at 8:00p.m. Seconded by Mr. Arlow. Roll call, all approved.

Mr. Bajorek moved to open the public hearing for resolution G-99. Seconded by Mr. Campanalie. Roll call, all approved. Mr. Bajorek stated that based on a letter from Cuyahoga County assistant prosecutor Joyce Dodrill, Mr. Bajorek requested a letter be drafted to the Steady Jennings LLC, notifying them that the Olmsted Township Zoning Commission was dismissing G-99 based upon the legal case #401269. Mr. Thomas stated that according to the OCR, the Board does not have the power to dismiss a case. The OCR states that the Board can approved, deny or modify an application. The board discussed this issue. Mr. Bajorek moved that a letter be sent to Ass. County Prosecutor Dodrill asking if the ORC states that the Zoning Commission has the authority to dismiss an application. Seconded by Mr. Campanalie. Roll call, all approved. Mr. Bajorek moved to table the public hearing for Resolution G-99 until October 11, 2000. Seconded by Mr. Thomas. Roll call, all approved.

Mr. Thomas moved to open the public hearing for Sharp Development general development plan. Seconded by Mr. Campanalie. Roll call, all approved. Mr. Bajorek stated that the public hearing was for general development plan approval for the Woodgate development. Mr. James Martinowski showed a drawing of the proposed development layout. Mr. Campanalie asked if there were any names proposed for the streets in the development. Kristin Sokolowski presented a list of names that were being considered for some of the streets. Ms. Sokolowski explained that the names were taken from some historical families in the Township. Mr. Campanalie asked if war veterans from the township could be used. Ms. Sokolowski stated that it would be possible. Mr. Campanalie offered to help research some possible names.

Mr. Thomas asked if the open space shown on the map, that is under the high tension wires, was included in the calculation of open space. According to the

Olmsted Township Zoning Resolution it should not be. Mr. Thomas also asked if the acreage could be listed on each open space parcel. Mr. Thomas asked if the road radius was marked on the blueprint as well as the cul-de-sacs. Ms. Sokolowski stated that on the last page the cul-de-sacs and road radius' were listed. Mr. Thomas was concerned if the road connection to Falls Pointe development would cause an increase in township traffic. Mr. Thomas was concerned about islands in the cul-de-sacs would cause problems for snow plowing. The Board discussed the possibility of having the open space areas more visible through out the development instead of in the back yards of the residences. Mr. Bajorek asked if access to the cluster areas would be only through Woodgate. Mr. Martinowski stated that it may be considered to provide other entrances. Mr. Wes Bement would like to know what considerations have been made to protect the wetlands. Ms. Sokolowski stated that they have obtained a permit from the Army Corps of Engineers. Some of the areas have been designated open space because they are wetlands. Mr. Bement asked who owns the open space areas. Ms. Sokolowski stated that the open space areas would be deeded to the homeowners association. Mr. Bement asked when that would happen. Ms. Sokolowski stated that when enough of the properties had been purchased to maintain the open space, it would be transferred. Mr. Bement was concerned about the open space that abuts Olmsted Falls could allow for annexation to the Falls. The Board discussed creating an open space area between the Township and the Falls, to create a barrier to annexation. The board feels that with the Homeowners association as owners of the open space, there is less threat of annexation. Mr. Martinowski stated that he would investigate the possibilities of creating open space around the development that abuts other communities. Mr. Bajorek stated that the requested design would be pockets of development surrounded by open space rather than a development with areas of open space not visible throughout the development.

The board has decided that the major points in question for changes to the general development plan would be:

1. Is the open space under the high tension wires on the plan included in the calculation of required open space?
2. Would the inclusion of open space along the border of the property abutting Olmsted Falls be possible?
3. The Board would like to see more visible open space throughout the development.
4. Please list the amounts of acreage in the open space areas within the development plan.

Mr. Wes Bement would like to know if the retention ponds be included as open space. Also has County Planning reviewed this plan. Ms. Sokolowski stated that the retention ponds are considered as open space. She stated that the County Planning Commission has not reviewed this. The County will review this development in phases as it is presented to them for plat approval. Mr. moved to set the continuation of the public hearing for Sharp development general development plan approval for

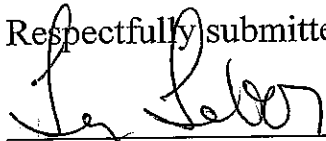
Ms. Sokolowski asked if the Board members would like to consult with the engineers and the Trustees to review the issues. The Trustees and the County planning Commission will be meeting for a work session Friday September 15, at 1:30 p.m. to discuss procedures relating to development plan approval. Mr. Thomas moved to table the public hearing for Sharp Development Plan Approval until September 27, 2000 at 8:00 p.m. Seconded by Mr. Campanalie. Roll call, all approved.

Floor Discussion

Mr. Arlow presented a plat map from Vita Mix Corporation. Prior to expansion of their facilities, they would like clarification on the border between Olmsted Township and Olmsted Falls. The Board advised that the plat be sent to the Zoning Inspector for review.

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

Respectfully submitted,



Tammy Tabor, secretary



Michael Bajorek, Chairman

10/16/2000
Date