

The regular meeting of the Olmsted Township Zoning Commission was called to order September 26, 2001 at 7:35 PM. Present was chairman Albert Arlow, Ronald Campanalie, Ryan Thomas and Jerry Gobble. Also present was secretary Tammy Tabor. Mr. Thomas moved to approve the minutes as submitted. Seconded by Mr. Campanalie. Roll call, all approved. Mr. Thomas moved to approve the minutes of August 22, 2001 as submitted. Seconded by Mr. Campanalie. Roll call, all approved, Mr. Arlow abstained.

Resolution C-00 Stearns Bagley Plaza Rezoning

Mr. Thomas moved to re-open the public hearing for Resolution C-00. Seconded by Mr. Campanalie Roll call, all approved.

Fred Shaker was present representing the Stearns Bagley Plaza Association.

Mr. Gobble stated that the Board has seen this application before. Mr. Gobble stated that he believes that the Board wishes to wait until the Land Use Plan review has been completed before rezoning this property. The review, being done by the Cuyahoga County Planning Commission, may not be done for approximately a year. Mr. Gobble stated that amount of time, plus the time already spent waiting for CCPC recommendations, is creating undue hardship on the applicant. Mr. Thomas stated that he feels the Land Use Plan should be completed before granting any rezoning in Olmsted Township.

Mr. Arlow stated that his opinion remains the same. The applicant has been waiting for about a year and should not have to wait longer.

Mr. Campanalie moved to approve Resolution C-00. Seconded by Mr. Gobble. Roll call, Mr. Gobble -yes, Mr. Campanalie-yes, Mr. Thomas-no, Mr. Arlow-yes.

Mr. Gobble moved to close the public hearing for Resolution C-00. Seconded by Mr. Campanalie. Roll call, all approved.

Mr. Gobble moved to re-open the regular meeting. Seconded by Mr. Campanalie. Roll call, all approved.

Center Properties application review

Mr. Tom Gable was present representing Center Properties. Mr. Gable stated that due to a fire at the Greenbrooke Plaza, reconstruction will begin shortly. The tenants are requesting that the bank drive through access be changed. Previously the access was located on the west side of the building, the new plan would locate the drive through on the south side of the structure. Traffic would enter from the east and exit on the west. This would permit direct exit from the plaza without driving around the back of the building. Mr. Gerber further stated that additional parking and handicapped parking will be added. There will be concrete curbs around the parking to the south of the drive through lanes.

Mr. Gobble asked if there will be parking on the east side of the building. Mr. Gable stated that there never was parking on that side and no plans are in place to create parking on that side of the building.

Mr. Arlow asked what type of business would be occupying the space. Mr. Gable stated that First Federal of Lakewood Bank, Ohio Medical Group and If the Trustees approve, the Olmsted Township Zoning and Building Departments.

Mr. Thomas asked if the current handicapped spaces would be eliminated. Mr. Gable stated that the new handicapped spaces would be in addition to the existing spaces.

Mr. Thomas moved to approve application # 01-6238. Seconded by Mr. Campanalie. Roll call, all approved.

Pulte Homes- application review

Matt Casey was present representing Pulte Homes. Pulte Homes is requesting the placement of a temporary sales sign near the entrance to Woodgate Farms on Schady Road.

Mr. Thomas asked if this is a temporary sign. Mr. Casey stated yes.

Mr. Thomas asked how long the sign would be up. Mr. Casey stated approximately 30 days. The sign is more of an instructional sign. It will tell what phase is available, prices of homes and who to call for information. Mr. Thomas asked where the sign would be placed. Mr. Casey stated that they would like to place the sign at the side of the entrance to Woodgate Farms so as not to block the view of traffic. Mr. Thomas asked if the height of the sign is permitted. Mr. Casey stated that under freestanding signs there is no height limit. Mr. Thomas stated that this would be a development identification sign. Mr. Casey stated that he feels it would not, since the development is not completed.

Mr. Thomas asked if other signs would be put at other entrances to the development. Mr. Casey said they would probably request that in the future. Mr. Thomas stated that this would be a Pulte sales sign. There will be other builders in the development. Mr. Thomas stated that he does not want 3 different signs for different builders. Mr. Casey stated that as additional builders come in, they could all utilize one sign, with logos and phone numbers of each company.

Mr. Thomas asked if any directional signs will be placed in the development. Mr. Casey stated that they would have subplot markers on sites, but no directional signs would be in the development.

Mr. Thomas moved to approve application # 01-6243 with the condition that only one sales sign be permitted at the entrance to Schady Road. If another applicant or builder requests a sales sign, this permit would be void 60 days after notification to Pulte Homes by the zoning office.

Seconded by Mr. Gobble. Roll call, all approved.

Resolution K-01 Sharp Development rezoning

Mr. Thomas moved to close the regular meeting and open the public hearing for Resolution K-01. Seconded by Mr. Gobble. Roll call, all approved.

Mr. Tom Gerber was present representing Sharp Development. Mr. Gerber stated that Sharp Development has an option to purchase a parcel of land at the corner of Sharp and Sprague Roads. The purchase of the property is contingent on the approval of rezoning to allow this parcel to be attached to the PRD. Mr. Gerber presented a proposed change to the overall plan if this parcel is rezoned. The new parcel would consist of cluster homes and the approved site and roadway would be altered to permit access from within the PRD. The new parcel would add 2.3 acres of open space and 39 units. The best usage of this parcel would be to include it in the PRD. The Catholic Diocese has approached Sharp Development and would prefer to sell it as part of a housing development, rather than single family lots. The Board reviewed the original plan and the proposed changes. Mr. Thomas stated that the plan has already approved, how will adding pieces along the way change the original approval. Mr. Arlow stated that we need to receive recommendations from regional planning before rendering a decision. Mr. Gerber asked what issues does the Board see in incorporating this into the plan. Mr. Thomas stated that the general development plan was approved. Mr. Thomas does not want to see this plan being reviewed

every six months to add more land to the project. Mr. Gerber stated that there is only one other parcel that would be considered for inclusion into the plan. Mr. Thomas requested that a legal opinion be obtained regarding the addition of land to the PRD.

Mr. Thomas moved to table the public hearing for Resolution K-01 until October 24, 2001 at 7:30 PM. Seconded by Mr. Campanalie. Roll call, all approved.

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

Respectfully submitted,



Tammy Taylor, secretary

 10/24/01

Albert Arlow, chairman

date