

The regular meeting of the Olmsted Township Zoning Commission was called to order September 25, 2002 at 7:00 P.M. Present were Chairman John Lavelle, Richard McMakin and Richard Witherspoon. Jerry Gobble and Richard Gebhart were absent. Mr. Witherspoon moved to approve the minutes of August 28th as submitted. Seconded by Mr. Lavelle. Roll call, Mr. Lavelle –yes, Mr. Witherspoon-yes, Mr. McMakin – abstain.

Mr. Lavelle moved to set the public hearing for development plan approval for additions to the Stearns Road Mini Storage for October 23, 2002 at 8:00 P.M. Seconded by Mr. McMakin, roll call, all approved.

Mr. Lavelle moved to set the public hearing for plan approval for the Stearns Road Mini Storage for October 23, 2002 at 7:00 p.m. Seconded by Mr. Witherspoon. Roll call, all approved.

Resolution I-02 Olmsted Ice plan approval

Mr. Lavelle moved to table the regular meeting and open the public hearing for the general plan approval for Olmsted Ice. Mr. Ted Dickson was present representing Olmsted Ice. Mr. Dickson explained that they would like to construct an additional building on the site to be used for storage of freezers. The freezers are currently being kept outdoors or in freezer areas. The Board reviewed the plans for placement of the proposed structure. Mr. Lavelle moved to approve the development plan as submitted. Seconded by Mr. Witherspoon. Roll call, all approved.

Mr. Lavelle moved to close the public hearing for Olmsted Ice plan approval and open the public hearing for preliminary plan approval for Woodgate Farms phase 4A & 4B. Seconded by Mr. McMakin. Roll call, all approved.

Resolution H-02 Woodgate Farms Phase 4A & 4B

Tom Gerber was present representing Sharp Development. Mr. Gerber stated that the phase has been broke down into 2 sections in the event that weather prohibits construction of the entire phase. Mr. Gerber stated that phase 4 is located in the southwest area of Woodgate Farms. Phase 4 will consist of 1 cluster site and 36 single family homes. Mr. Lavelle asked who will be building in Phase 4. Mr. Gerber stated that Garland Griffin Homes and Bishop Homes will be building in the single family site and Pulte Homes will be developing the cluster site. Mr. Lavelle asked if the streets will be public or private. Mr. Gerber stated that the cluster site will be private and the single family homes will be Township Roads. Mr. Gerber stated that there are 2 retention basins within phase 4. Mr. Lavelle asked if the sidewalks will be 4 or 5 feet wide. Mr. Gerber stated that whatever the original development plan approved would be continued through the development. Mr. McMakin asked at what point the roads will be dedicated. Mr. Gerber stated that when the roads and utilities have been completed the county will come and inspect the roads to be sure that it complies with the Cuyahoga County subdivision regulations. Once all of the infrastructure is complete, the road will be dedicated. Mr. Lavelle asked if the developer will be providing the street signs. Mr. Gerber stated yes. Mr. Lavelle moved to approve Resolution H-02 as submitted. Seconded by Mr. McMakin. Roll call, all approved.

Mr. Lavelle moved to close the public hearing for Resolution H-02 and Open the Public Hearing for Resolution G-02.

Resolution G-02 Wheaton Place

Robert Pruchnick is present representing Bishop Homes. Mr. Bishop stated that Wheaton Place is a cluster site located within Phase 2 of Woodgate Farms. The development will be private and maintain its own homeowners association. The plan will consist of 42 home sites. The roads will be 22 feet wide and provide for 5 foot wide sidewalks. There are 9 overflow parking spaces. Street lighting will be consistent with the rest of the project, street lights will be placed at each intersection and at the end of the cul-de-sac. Mr. Lavelle asked when the project would begin. Mr. Pruchnick stated that they would like to have the roads and utilities in by the first of the year. Mr. Witherspoon asked if there will be driveway posts on all units. Mr. Gerber stated that the lighting will be consistent with the other approved cluster sites.

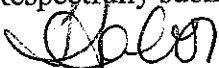
Mr. Lavelle moved to approve Resolution G-02, Wheaton Place, as submitted. Seconded by Mr. McMakin. Roll call, all approved.

Mr. Lavelle moved to close the public hearing on Resolution G-02 and reopen the regular meeting. Seconded by Mr. Witherspoon. Roll call, all approved.

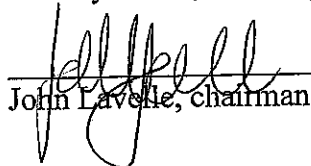
The Board discussed the plans for the Ohio District Lutheran District Office addition and accessory building. The plans have been approved by the Olmsted Township Board of Zoning Appeals for a non conforming use. The plans include ADA compliant access and removal of the garage that is currently under the offices. The garage equipment will be moved to an accessory structure that is proposed to be placed on the driveway entrance. Mr. Lavelle moved to approve the development plan for the Ohio District Lutheran Office addition. Seconded by Mr. Witherspoon. Roll call, all approved.

Being no further discussion Mr. Lavelle moved to adjourn. Seconded by Mr. McMakin. Roll call, all approved.

Respectfully submitted,



Tammy Tabor, secretary



John Lavelle, chairman

11/7/02
date