

The regular meeting of the Olmsted Township Zoning Commission was called to order September 22, 2004 at 7:00 p.m. present were Chairman John Lavelle, Richard McMakin, Richard Gebhard and Steven Kilo. Also present was Secretary Tammy Tabor.

#### Rio Cleaners-sign

Mr. Lavelle stated that the first item under new business was a sign application for Rio Cleaners on Bagley Rd. Irene Evans was present representing Rio Cleaners. Mrs. Evans stated that Rio Cleaners has installed a four foot by eight foot sign at a recently opened dry cleaner shop at 27097 Bagley Rd. Also a temporary sign has been in place for approximately 30 days and will be removed. Mr. Lavelle stated that the sign is conforming in size and location. The temporary sign shall be removed after 30 days. Mr. Lavelle moved to approve the application as submitted for the permanent sign at Rio Cleaners. Seconded by Mr. McMakin. Roll call, all approved.

#### Olmsted Falls Board of Education-fence

Mr. Lavelle asked for a representative from the Olmsted Falls Board of Education. No one was present from the Board. Mrs. Tabor stated that the Board of Education installed the fence at the Middle school to enclose the mobile classroom trailers prior to the start of school. The fence has been constructed according to the application submitted. Mr. McMakin stated that the fence is an extension of the existing fence. Mr. Lavelle moved to approve the application as submitted. Seconded by Mr. Kilo. Roll call, all approved.

#### Seton Village – Development Plan Amendment-Resolution K-04

Mr. Lavelle moved to table the regular meeting and open the public hearing for Resolution K-04. Seconded by Mr. McMakin. Roll call all approved. Michael Milovanovich was present representing Pulte Homes. Pulte Homes is requesting a change to the development plan for Seton Village in Woodgate Farms. Mr. Milovanovich stated that the PRD, Woodgate Farms did not specify decks or patios to be included in the development. Pulte Homes is requesting an amendment to the development plan that is similar to the plan requested for Farmington Village in Woodgate Farms. MR. Milovanovich stated that they would like decks and patios included not to exceed 600 square feet, not to encroach the rear or side yard setbacks. Mr. McMakin moved to approve Resolution K-04 as submitted to permit decks in Seton Village not to exceed 600 square feet in size. The decks shall not encroach any rear or side yard setbacks, all decks that encroach the setbacks will require an individual variance. Seconded by Mr. Lavelle. Roll call all approved.

Mr. Lavelle moved to close the public hearing for Resolution K-04 and re-open the regular meeting. Seconded by Mr. McMakin. Roll call all approved.

#### Cheap Smokes-sign

Mr. Lavelle asked for a representative from Cheap Smokes. Mr. McMakin asked if the sign was conforming in size and location. Mr. Lavelle stated that the sign is well off the right of way and because it is a corner lot, the frontage requirements have been met. The height and size requirements have been met. Mr. Lavelle moved to approve the application as submitted. Seconded by Mr. McMakin. Roll call, all approved.

#### Berg Lazer Wash-Development Plan Resolution E-04

Mr. Lavelle asked for anyone representing the Berg's. Seeing none, Mr. Lavelle moved to table the application until October 27, 2004 at 7:00 p.m. Seconded by Mr. Gebhard. Roll call, all approved..

#### Wheaton Development – Development Plan Resolution H-04

Mr. Lavelle moved to table Resolution H-04 pending the outcome of current litigation. Seconded by Mr. Gebhard. Roll call all approved.

Mr. Lavelle moved to schedule a public hearing for Resolution L-04, Zoning Resolution Text amendment and Resolution M-04, Rezoning for October 13, 2004 at 7:00 p.m. Seconded by Mr. McMakin. Roll call, all approved.

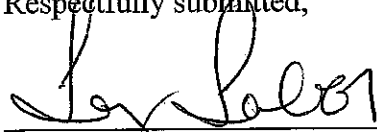
Floor Discussion

George Smerigan and David Conwill were present representing Pride One Realty. Pride One would like to propose a rezoning for a parcel of land on Cook Rd. Pride One would like to build apartments on the site. Mr. Lavelle stated that the community favors owner occupied housing rather than rental units. Mr. McMakin stated that an adequate buffer would be required and there is concern about constructing around three existing single family homes. Mr. Conwill stated that the property in North Ridgeville bordering the property in Olmsted Township is Zoned B-3 and Mr. Conwill stated that is commercial and permits adult entertainment and many other types of business. The property in North Olmsted that borders it is multi family residential and commercial. The Township may prefer residential development that borders that area. Mr. Conwill stated that they will submit plans for development of that area in the near future.

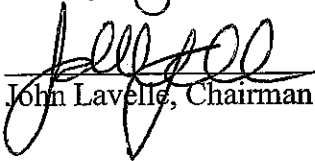
Mr. Lavelle moved to approve the minutes of July 28, 2004 as submitted. Seconded by Mr. McMakin. Roll call, all approved.

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

Respectfully submitted,



Tammy Tabor, Secretary



John Lavelle, Chairman

11/23/04  
Date