

The regular meeting of the Olmsted Township Zoning Commission was called to order at 7:00 p.m. September 28, 2005. Present were Chairman John Lavelle, Richard Gebhard, Richard McMakin, Steven Kilo and Ronald Campanalie. Mr. Lavelle moved to approve the minutes of the April 27, 2005 minutes as submitted. Seconded by Mr. McMakin. Roll call, all approved.

Mr. Lavelle moved to approve the minutes of the May 25, 2005 as submitted. Seconded by Mr. Gebhard. Roll call, all approved.

Mr. Mc Makin moved to approve the minutes of the June 29, 2005 meeting with the following corrections to the last paragraph on page 4. The second sentence shall read The applicant **having** provided evidence of...". The third sentence shall read, "Applicant **shall** be responsible for...". The fourth sentence shall read "The applicant **having** submitted...". Seconded by Mr. Gebhard. Roll call, all approved.

The Renaissance

John Walsh was present representing Brilliant Signs for the Renaissance. Mr. Walsh stated that the Eliza Jennings Centers would like to make all of their signs uniform among their properties in Ohio. The proposed sign will replace an existing sign near the right of way on John Rd. Mr. Walsh stated that the sign will be placed between two brick columns. The sign will be illuminated from the ground by spotlights. Mr. McMakin asked if the sign is replacing the one located east of the Barn on the Renaissance grounds. Mr. Walsh stated yes. Mr. Lavelle stated that the sign must be placed outside of the right of way. Mr. Walsh stated that the sign is outside of the right of way. Mr. Lavelle asked for any further questions. Hearing none Mr. Lavelle moved to approve the application for a replacement sign at the Renaissance. Seconded by Mr. McMakin. Roll call, all approved.

Mr. Lavelle moved to table the regular meeting and open the public hearing for Resolution I-05. Seconded by Mr. Gebhard. Roll call, all approved.

Cook Road Investments

David Conwill was present representing Cook Road Investments. Mr. Conwill stated that his company has received approval from the Olmsted Township Zoning Commission and the Olmsted Township Board of Trustees for a development plan for the Arbors of Olmsted Apartment complex. Mr. Conwill stated that the Cuyahoga County Planning Commission has requested changes to the development plan due to the determination of wetlands on the site and the relocation of the main driveway. Mr. Conwill stated that an area of land on the west side of the development must remain untouched. Mr. Conwill stated that the site has been re-engineered and the project has 3 units fewer than previously approved. Mr. Lavelle stated that the new plan will require variance to be approved by the Olmsted Township Board of Appeals for the distances between buildings and the patios that encroach into the setback. Mr. Conwill stated that he is aware of the variance requirements and has submitted to the Board of Appeals. Mr. McMakin stated that the Fire Department has requested that the dead end of Riverstone Drive be created to allow for a turn around. Mr. Conwill stated that the property has a steep drop to a ditch and the creation of a turn around was not feasible. Mr. Foulkes stated that it does not have to be at the rear of the property. The turn around may be placed so that the front yards of the last two units are smaller to accommodate a turn around. Mr. Conwill stated that he will work with his engineers to provide a turn around.

Mr. McMakin stated that he has counted 22 off street parking spaces. Mr. Conwill stated that there are 3 ½ parking spaces provided per unit some are covered and some are uncovered.

Mr. Lavelle stated that the dumpster must be screened and kept cleaned. Mr. Conwill stated that the trash is collected in a commercial compactor. It will be screened from view and placed where all residents have access.

Mr. Lavelle stated that the OTPD has requested that signs be posted for no parking and speed limit signs. Mr. Conwill stated that signs will be posted as designated in the development plan. Mr. Lavelle stated that an easement should be included that would prohibit anything to be placed in the area between buildings if a variance is granted to allow the requested building setbacks. Mr. Conwill stated that the complex does not permit anything placed between the buildings. Mr. Lavelle asked for any further questions. A resident asked if the single family homes along Cook Road will be required to tap into the water and sewer lines. Mr. Lavelle stated that Cuyahoga County would determine if residents would be required or permitted to tie into sewer and water lines.

Mr. Lavelle motioned to approve Cook Road Investment, Resolution I-05 with the following recommendations:

1. All variances required are approved by the Olmsted Township Board of Zoning Appeals
2. A turn around is created at the end of Riverstone Drive
3. The garbage dumpsters are screened from view
4. speed limit signs be placed at each entrance and no on street parking signs be placed throughout the development

The motion was seconded by Mr. Gebhard. Roll call, all approved.


Mr. Lavelle moved to close the public hearing for Resolution I-05 and reopen the regular meeting. Seconded by Mr. Campanalie. Roll call, all approved.

Mr. Lavelle asked for any further comments or questions. Hearing none, Mr. Lavelle moved to adjourn the regular meeting. Seconded by Mr. McMakin. Roll call, all approved.

Respectfully submitted,



Tammy Tabor, Secretary

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John Lavelle, Chairman 11/30/05
Date