

The regular meeting of the Olmsted Township Zoning Commission was called to order September 28, 2011 at 7:00 PM. Present was Chairman John Lavelle, Richard McMakin, Ronald Campanalie, Stan Dobies and David Gareau. Also present was Secretary Tammy Tabor and Building Commissioner Anthony Bumbalis.

Minutes

Mr. Dobies moved to approve the minutes from the July 27, 2011 meeting as submitted. Seconded by Mr. Campanalie. Roll call: all approved. Mr. Lavelle abstained from the vote.

Signs

JoJo's Italian Restaurant
26926 Cook Rd.

Liz Coyle was present representing JoJo's Restaurant. Ms. Coyle stated that the owner would like to install a new sign that will replace the old Primo Pizza Sign.

Mr. Lavelle asked for any comments or questions regarding the sign.

Hearing none, Mr. McMakin moved to approve the sign application as submitted.

Seconded by Mr. Campanalie. Roll call: all approved.

The Community for Better Living

7074 Columbia Rd.

No one was present to represent the applicant. Mr. Lavelle moved to table the application until a representative is present. Seconded by Mr. Gareau. Roll call: all approved.

Mr. Lavelle moved to recess the regular meeting and open the public hearing for Resolution E-11. Seconded by Mr. McMakin. Roll call: all approved.

Resolution E-11

Olmsted Auto Care Expansion 27098 Cook Rd.

Gary Fischer and Bill Engelmann were present representing Olmsted Auto Care. Mr. Fischer is the Architect for the project. Mr. Lavelle stated that a request was submitted and approved for expansion in 2008. Mr. Lavelle asked if this is the same plan that was approved in 2007. Mr. Fischer stated that the plan is very similar. The office is not being expanded as it was in the previous plan. The 3 garage bays will be added to the north side of the building. A pitched roof will also be added to the structure instead of the cupola that was on the previous plan. Mr. Engelmann stated that the footprint has not changed from the previous plan.

Mr. Lavelle asked if the lighting and parking will change. Mr. Engelmann stated that the parking and lighting will remain the same.

Mr. Lavelle asked for any further questions. Hearing none, Mr. McMakin moved to approve the application as submitted provided the footprint remains the same as previously approved. Seconded by Mr. Dobies. Roll call: all approved. Mr. Campanalie abstained from the vote.

Resolution F-11

Vita Mix Expansion 8615 Usher Rd.

Ken Emling and Robert Connors were present representing the Vita Mix Corporation. Mr. Emling is the architect for the project. Mr. Emling stated that Vita Mix built a large shipping area and would like to convert the previous shipping area to needed office space. The

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slope of the ground at the previous shipping dock is sloped lower than The new addition will be taller than the allowable 35 feet from grade. Mr. Fischer stated that the peak of the new roof will be slightly higher than the existing building.

Mr. Lavelle stated that Vita Mix received variances from the Olmsted Township Board of Zoning Appeals for height and parking of the proposed project. Mr. Emling stated that the new project will provide for 113 parking spaces. Mr. Lavelle asked when the project will be completed. Mr. Emling stated that they would hope to be completed by the end of 2012. Mr. Lavelle asked for any further comments or questions. Hearing none, Mr. Lavelle moved to approve Resolution F-11 as submitted. Seconded by Mr. Campanalie Roll call: all approved.

Laura Budni was present representing the Community for Better Living. Ms. Budni apologized for being late. Mr. McMakin stated that the application was incomplete and the Board would like to have the applicant return with a complete application to be reviewed at the next meeting.

Mr. Lavelle moved to close the public hearings and re-open the regular meeting. Seconded by Mr. Dobies Roll call: all approved.

Floor Discussion

Landings of Timber Lakes Sign – referred to the Board of Appeals for variances for the application submitted in July for signs.


The Board discussed a proposal to amend the Olmsted Township Zoning Resolution to change the regulations for fencing in the Township. Also discussed was a request to eliminate the requirement of the Township to receive approval from the Home Owners Associations prior to permit approval.

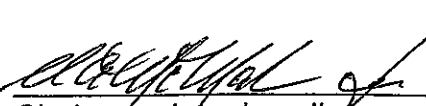
Mr. McMakin moved to initiate resolutions to change the Olmsted Township Zoning Resolution and The Olmsted Township Building Resolution. Seconded by Mr. Dobies. Roll call: all approved.

Mr. Lavelle moved to adjourn at 7:33 PM. Seconded by Mr. McMakin Roll call: all approved.

Mr. Makin will be unable to attend the meeting in October.

Respectfully submitted,

 11-16-11
Secretary, Tammy Tabor Date

 16 Nov 2011
Chairman John Lavelle Date
RICHARD McM AKIN