

The regular meeting of the Olmsted Township Zoning Commission was called to order April 22, 2009 at 7:00 p.m. Present were Ronald Campanalie, David Romaine, Richard McMakin, Richard Gebhard and Chairman John Lavelle. Also present were Building Commissioner Anthony Bumbalis and Secretary Tammy Tabor.

Mr. McMakin moved to approve the minutes of February 25, 2009 as submitted. Seconded by Mr. Campanalie. Roll call: Mr. Campanalie-yes, Mr. Romaine-yes, Mr. McMakin-yes-, Mr. Lavelle-yes, Mr. Gebhard-abstain.

Mr. Lavelle moved to table the regular meeting and open the public hearing for Resolution B-09, development plan approval for Vita Mix's proposed addition. Seconded by Mr. McMakin. Roll call: all approved.

Resolution B-09 Vita Mix

Ken Emling of Bowen and Associates was present representing Vita Mix. Mr. Emling stated that Vita Mix is proposing a 30,000 square foot building that will consolidate the existing shipping and receiving areas. Vita Mix is proposing to construct a truck dock with 12 bays on the north section of the existing facility. There will be a second driveway that will accommodate truck traffic to the shipping and receiving area only. This will eliminate trucks through the employee and visitor parking areas. An area to the north of the truck dock, under the CEI power lines, will be paved to allow maneuverability for truck traffic to back into the docks.

Mr. Emling also stated that a second floor would be added for office space above the shipping and receiving area.

Mr. Emling stated that on the site there are three existing residential houses that front on Usher Rd.. The house furthest to the north would be eliminated to allow for the new driveway. The next house to the south would remain to be allowed to continue as an office. Currently a non profit organization is using the space. The last house will remain and be used as a contractor's office during construction. Vita Mix has not determined the use of the structure after that point.

Bob Connors of Vita Mix stated that Vita Mix is committed to keeping the site as natural as possible. The "park like" setting will be continued in the design of the addition. Mr. Emling stated that Vita Mix would like the project to be certified silver by the LEED, Leadership in Energy and Environmental Design, criteria. Mr. Connors stated that the use of solar panels and skylights will be used to reduce the need for interior lighting and energy to heat the facility. Storm water mitigation will be done to prevent pollution of Plum Creek. The look of the new addition will feature a heavy timber entry to mimic the entry on the south side of the facility. The siding will match the existing. The roof material will be asphalt shingles. Existing truck docks on the south and east side of the building will be removed. The exterior doors will be removed and re designed to match existing siding and windows.

Mr. Emling stated that the Cuyahoga County Engineer has agreed to widen Usher Road and incorporate a turning lane in the proposed resurfacing of Usher Road planned for 2010. The engineer has stated that no additional land would be needed to be purchased from property owners to widen Usher Rd.

Mr. Connors stated that Vita Mix operates with only one shift. There are no plans to expand to more than one shift. Currently there are 220 employees and approximately 195 are located at the Usher Road facility. Vita Mix has been at the same location for 66 years and is committed to preserving the natural setting. Mr. Emling stated that the civil engineers are maintaining the riparian setbacks for Plumb Creek.

Mr. Connors stated that the corporation is very concerned with the aesthetics of the building and the surrounding areas. Pete DiFranco is the civil engineer on the project. Mr. DiFranco is working on the storm water requirements as well as the light pollution. All exterior lighting will be on timers.

Mr. Emling stated that currently there are 220 parking spaces. An additional 56 spaces would be designed as part of this addition. Mr. Emling stated that the easement granted to CEI under the transmission towers does not prohibit Vita Mix from paving under the electrical lines. All work will be done outside of the riparian setbacks of Plumb Creek. Mr. Emling stated that the contractors will comply with all of the requirements for construction work.

Mr. Emling stated that the development of this project will be to receive a silver certification for the Leadership in Energy and Environmental Design (LEED). The project will install solar panels that will generate 20% of the power for the plant. LEED certification requires that government projects do not allow 50-75% of the construction waste to go into landfills.

Mr. Lavelle asked if any easements were required for the widening of Usher Rd.

Mr. Emling stated that the County has determined that the Right Of Way is wide enough to allow for a turning lane.

Mr. Lavelle asked if there will be buffering for the existing homeowners. Mr. Emling stated that the existing buffering will remain, additional screening can be added if necessary. Mr. Emling stated that CEI has height requirements for vegetation under the electrical lines.

Mr. Campanalie asked if there will be overnight parking. Mr. Connors stated that there will occasionally be truck trailers that may be parked until completely loaded. The company does not have an overnight shift to receive shipments.

Mr. Lavelle asked if any variances will be required for the development plan. Mr. Bumbalis stated that he needs to calculate the total square footage of the building with the total square footage of land. There is a maximum amount of land coverage needs to be determined.

Mr. Bormann, 8559 Usher Rd., is concerned that trucks may park overnight until the plant opens. Mr. Bormann stated that trucks may be running all night.

Arlene Myers, Columbia Rd. stated that she lives across the creek from Vita Mix and feels that the buffering requirements have not been met.

Meeghan McKenna, 8631 Usher Rd., Asked how many truck bays there are.

Mr. Connors, stated that currently there are 9 truck bays, the new area will have 12 truck bays.

Mike McKenna, Usher Rd., asked if the existing houses will remain. Mr. Connors stated that there will be one house demolished, one house is being used as an office for a non profit company and one house may remain through construction as a construction office.

Mr. Bumbalis stated that the remaining houses, if remaining would need to be approved as business uses and brought up to the current Building Code requirements.

Mr. Lavelle asked for any further questions. Hearing none, Mr.Lavelle moved to table the hearing until May 27, 2009. Seconded by Mr. Campanalie. Roll call, all approved.

Respectfully submitted,

Tammy Tabor, Secretary

John Lavelle, Chairman Date