

The regular meeting of the Olmsted Township Zoning Commission was called to order July 22, 2009 at 7:02 PM. Present were Ronald Campanalie, Richard McMakin and John Lavelle. Also present was secretary Tammy Tabor.

Mr. Lavelle moved to approve the minutes of June 2, 2009 as submitted. Seconded by Mr. Campanalie. Roll call: all approved.

Mr. Lavelle moved to approve the minutes of July 24, 2009 as submitted. Seconded by Mr. McMakin. Roll call: all approved.

Resolution D-09

Olmsted Falls Middle School Addition

Mr. Lavelle moved to open the public hearing for Resolution D-09. Seconded by Mr. Campanalie. Roll call: all approved.

Charles Murphy was present representing the school board.

Eric Yates was present as the Architect for the project representing the Board of Education. Mr. Yates stated that the Board of Education is requesting to construct an addition to the existing Middle School. The proposed addition was drawn up when the middle school was originally built. Mr. Yates stated that the addition would have 27,000 square feet of classroom space and an addition to the locker rooms and a new vocal room at the west end of the building.

Mr. Lavelle asked how many classrooms will be constructed as part of the addition. Mr. Yates stated 13 classrooms. Mr. Yates stated that the addition will be an increase in 25% of the original classrooms.

Mr. Lavelle asked if parking areas will be increased. Mr. Yates stated that parking has been increased to accommodate the additional building, based on 2 parking spaces per classroom.

Mr. Lavelle asked if the building addition will match the existing building. Mr. Yates stated that the building will look like part of the original construction.

Mr. McMakin asked if the building will have emergency generators installed. Mr. Yates stated that the addition will be tied into the existing generator system. Mr. Murphy stated that the generators will be at least 150 KW. The new generators were included as part of the grant request.

Mr. McMakin stated that the Community Emergency Response Team has designated the school as an evacuation site.

Mr. Lavelle asked if this will eliminate the use of trailers. Mr. Murphy stated that the additions should be adequate for the proposed enrollment in the next 10 – 12 years.

The construction of the intermediate school, the transfer of pre-K and Kindergarten classes to Fitch School should allow for more expansion throughout the districts. Mr. Murphy stated that the next school that would require any expansion would be the High School.

Mr. Lavelle asked what type of lighting would be used for the site. Mr. Yates stated that there will be lighting on the building, the photo metric study was submitted previously with the construction plans for the new intermediate school. The lighting will not extend off of the property.

Mr. Murphy stated that the heating of the building will be geothermal . the wells have already been dug. Mr. Yates stated that all government funded projects must meet or exceed the LEED certification of Silver. Mr. Yates stated that this project is on track to receive Gold Certification.

Mr. Lavelle asked about an above ground gas line on the east side of the property. Mr. Yates stated that he was not aware of any above ground gas lines on site. Mr. Lavelle stated that the plan shows an above ground line along the entrance drive to the intermediate school. Mr. Lavelle stated that it would not be safe to keep the gas line above ground. Mr. Yates stated that he believed that the gas well has been abandoned and capped. Mr. McMakin asked that Mr. Yates verify that the line is not above ground and the well has been capped.


Mr. Lavelle asked for any further questions. Hearing none, Mr. Lavelle moved to approve Resolution D-09 as submitted. Seconded by Mr. McMakin. Roll call: all approved.

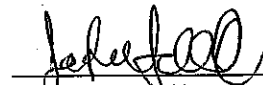
Mr. Lavelle moved to close the public hearing for Resolution D-09. Seconded by Mr. McMakin.
Roll call: all approved.

Mr. Lavelle asked for any floor discussion. The Board discussed the construction of parking areas and walkways at the high school that have not been approved by the Board.
The Board of Trustees have not approved Resolution C-09, the addition of modular classrooms, due to the number of parking spaces being displaced.

Mr. Lavelle moved to adjourn. Seconded by Mr. Campanalie. Roll call: all approved.

Respectfully submitted,

 11-4-09
Tammy Tabor, Secretary

 11-4-09
John Lavelle Date