

The rescheduled regular meeting of the Olmsted Township Zoning Commission was called to order June 2, 2009 at 7:00 PM. Present were Richard McMakin, Richard Gebhard and Ron Campanalie. Also, present was secretary Tammy Tabor. Mr. McMakin asked to hold approval of the minutes until a full Board was present.

New Business

Sign-O'Falls Dentistry

Scott Hixon was present representing the O'Falls Dentistry Group. Mr. Hixon stated that the dentist office would like to replace the current sign with a new one. The new one would list all of the dentists in the practice. Mr. McMakin asked what size the current sign is. Mr. Hixon stated that the current sign is 3 foot by six foot. Mr. McMakin stated that the proposed sign would be 40 square feet and the code allows for 32 square feet of sign area.

Mr. Gebhard stated that the sign call also be no higher than 6 feet.

Mr. Campanalie stated that the sign is larger than what is permitted. Mr. Hixon stated that he does not have an objection to changing the sign to 8 feet by 4 feet with a total height of 6 feet.

Mr. Campanalie stated that the sign is 5 feet from the property line, it should be 10 feet from Parkway Drive.

Mr. McMakin asked where the old sign is. Mr. Hixon stated that the new sign will be in the same location.

Mr. Hixon stated that he will revise his application. The Board stated that they will review the revised application after the next hearing.

Old Business

Resolution B-09 Vita Mix

Ken Emling, Bowen & Associates, was present representing the Vita-Mix Corporation. Vita-Mix would like to expand the facility by adding a shipping and receiving building. Mr. McMakin stated that the information requested from the last meeting complies with the maximum build out permitted for the property.

Mr. Emling stated that the buffering will comply with the requirements for industrial properties that buffer residential districts.

Mr. McMakin asked if there are requirements for buffering under and around the CEI transmission towers.

Mr. Emling stated that the height of vegetation, according to the easement restrictions, cannot exceed 10 feet under the towers. Also, no lighting can be placed under the towers.

Mr. Campanalie asked how the area will be lit.

Mr. Emling stated that the lighting will be placed on the building. Since the company does not operate a second shift, there is not a need for a lot of lighting. Mr. Emling stated that the lighting will be placed no further to the north than the building and no closer to Usher Road than the end of the building. A photometric study will be done to determine the placement and types of lights that will be used.

Mr. Gebhard asked what the total elevation of the buffering would be. Mr. Emling stated 8-10 feet above grade is the maximum permitted by the easement restrictions. Mr. Gebhard asked if the mound is 10 feet and the vegetation is 10 feet, that is permitted? Mr. Emling replied yes.

Mr. McMakin asked for any further questions.

Mr. Campanalie asked if the design will include any of the plants from the Scanlon Tree Farm. The farm has trees specifically designed for this area. The landscape architect for the project stated that he will check into those plants and was unaware of the Scanlon Tree Farm.

Mr. McMakin asked about Plumb Creek. Mr. Emling stated that they will be working with the Soil & Water Conservation District and the Army Corps of Engineers to provide the best design for the creek. The landscape design will utilize willows along the bank to stabilize the soil.

Meeghan McKenna, Usher Rd., asked if there is a walking path on the site and will there be additional signs at the new entrance. Bob Connors, Vita-Mix, stated that there will be a walking path for the employees and a sign will be placed at the new entrance. Mr. Connors stated that the sign will be similar to the existing sign only smaller. The sign will state that the entrance is for deliveries only.

Mr. Emling stated that the sign has not been designed yet.

Mike McKenna, Usher Rd., asked what will be done with the existing houses on the property. Mr. Connors stated that one will remain and be used by a non profit. Another of the houses will probably be used as a construction office during the project and then probably be removed from the site. The third house will be demolished.

Mr. McMakin asked for any further comments or questions. Hearing none Mr. McMakin moved to approve Resolution B-09 with the provision that all rules and regulations be followed according to the easement requirements, buffering be constructed to screen the adjacent residential property. Seconded by Mr. Gebhard. Roll call: all approved.

Scott Hixon from Bob Cutler Signs presented a revised application. Mr. Hixon stated that the sign will not exceed 32 square feet and no more than 6 feet high. Mr. Hixon stated that the sign will be a minimum of 10 feet from Parkway Dr.


Mr. Gebhard moved to approve the application as amended. Seconded by Mr. Campanalie. Roll call: all approved.

Mr. McMakin asked for any comments or questions. Hearing none, Mr. McMakin moved to adjourn. Seconded by Mr. Gebhard. Roll call: all approved.

Respectfully submitted,



Tammy Tabor, Secretary



22 July 2007

Richard McMakin

Date