

**OLMSTED TOWNSHIP ZONING COMMISSION  
RESOLUTION B-11**

**Recommending approval of a Development Plan for the Big Creek  
Veterinary Clinic**

**WHEREAS**, Section 520 of the Olmsted Township Zoning Resolution requires plan approval for any existing or previously approved development meeting the criteria which proposes to alter, reconstruct or otherwise modify a use or site including expanding the floor area of the permitted use or changing the use which requires an increase in the amount of parking or a change in the site's circulation; and,

**WHEREAS**, The Board of Zoning Appeals shall review development plans for conditional uses when the conditional use involves new construction of a building or structure or any change or alteration to a conditional use that expands the floor area of the permitted use, increases the number of dwelling units in a multi-family development, or changes the use which requires an increase in the amount of parking or a change in the site's circulation; and,

**WHEREAS**, Edward and Deborah Fegan, 16949 Bagley Road, Middleburg Hts., Ohio has submitted to the Olmsted Township Board of Zoning Appeals for the conditional use to permit the operation of a veterinary clinic in a retail district; and,

**WHEREAS**, The Olmsted Township Board of Zoning Appeals has approved the request for a conditional use provided the development plan is approved by the Olmsted Township Board of Trustees; and,

**WHEREAS**, Edward and Deborah Fegan have submitted to the Olmsted Township Zoning Commission for its review and recommendations to the Olmsted Township Board of Trustees a development plan for a veterinary clinic to located at 27093 Bagley Rd.; and,

WHEREAS, The Olmsted Township Zoning Commission has held the required public hearing on February 23, 2011; and,

**NOW, THEREFORE, BE IT RESOLVED** that the Olmsted Township Zoning Commission recommends to the Olmsted Township Board of Trustees conditional approval of the plan for the outpatient veterinary clinic to be located at 27093 Bagley Rd.

**BE IT FURTHER RESOLVED** that the veterinary clinic may not unduly cause a nuisance to the surrounding businesses and if necessary provide for noise and odor control.

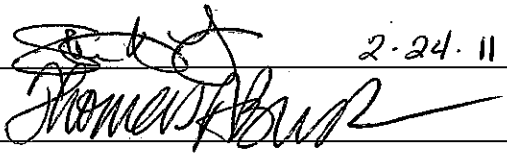

On a motion of Mr. Campanalie, seconded by Mr. McMakin, the foregoing resolution was approved.

AYES: Campanalie, McMakin, Dobies,

  
Richard McMakin Vice-Chairman Zoning Commission  
24 FEB 2011  
Date

Adopted this 24 day of February, 2011

Attest   
Township Clerk

  
2-24-11  
  
Township Trustees