

Phone 440-235-4225

Fax 440-235-8025

**OLMSTED TOWNSHIP ZONING COMMISSION  
RESOLUTION G-09**

**WHEREAS**, Section 250 of the Olmsted Township Zoning Resolution requires plan approval for all permitted uses in commercial and industrial districts in Olmsted Township; and

**WHEREAS**, American Wire and Cable Company has submitted to the Olmsted Township Zoning Commission for its review and recommendation a proposed expansion of the American Wire and Cable Co. facility located at 7951 Bronson Road in Olmsted Township; and,

**WHEREAS**, American Wire and Cable Company has proposed a change to the existing American Wire and Cable Company site; and,

**WHEREAS**, The Olmsted Township Zoning Commission has held a public hearing on November 4, 2009; and,

**WHEREAS**, the proposed addition shall not impact or change the use of the property; and,

**WHEREAS**, the addition of the will allow for an increased productivity for the American Wire and Cable Company; and,

**WHEREAS**, the development plan dated September 29, 2009 will include an addition to the exiting structure; and,

**WHEREAS**, American Wire and Cable Company will be responsible to create and maintain all required buffering along the boundaries of the industrial property; and,

**WHEREAS**, all changes and additions, including but not limited to, signs, parking areas, property buffering, storm water management and building plans be reviewed and approved by the Olmsted Township Building and Zoning Department; and,

**WHEREAS,**

**NOW, THEREFORE, BE IT RESOLVED** that the Olmsted Township Zoning Commission recommends approval of Resolution G -09 to the Olmsted Township Board of Trustees.

**BE IT FURTHER RESOLVED** that the applicant shall provide proof of an easement from parcel #264-17-015 that provides for parking and access to the American Wire and Cable Company and all parking requirements must conform to Chapter 310.04 (f) 1 of the Olmsted Township Zoning Resolution or obtain variances from the Olmsted Township Board of Zoning Appeals; and,

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

AYES: McMakin, Lavelle

ABSTAIN: Camanalie

ABSENT: Gebhard

  
\_\_\_\_\_  
John Lavelle-Chairman Zoning Commission 11/4/09  
Date

Adopted this 4 day of NOVEMBER, 2009

\_\_\_\_\_  
Attest \_\_\_\_\_

\_\_\_\_\_  
Township Clerk

\_\_\_\_\_  
Township Trustees

Phone: 440-235-4225

Olmsted Township Building Department  
26908 Cook Road - Olmsted Township, Ohio 44138

20090619  
9-09

Fax: 440-235-8025

**1,2,3 FAMILY BUILDING ZONING APPLICATION**



Date of submittal: 9-30-09

Project Address 7951 Bronson Rd Lot # \_\_\_\_\_ Permanent Parcel # 264-17-002  
Property Owner's Name AMERICAN WIRE & CABLE  
Property Owner's Address 7951 Bronson Rd Olmsted Twp, Ohio 44138  
Property Owner's Phone 440-235-1140 Fax \_\_\_\_\_ Wireless Phone \_\_\_\_\_

Homeowner is acting as contractor  
Contractor Name MHA Construction Group Contact Person DAVID MILLER \*  
Address P.O. Box 1419, CLEVELAND, Ohio, 44114  
Street \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Contractor's Phone # 216-241-6434 Fax 216-241-8336 Wireless Phone 216-536-7322 (BEST way)

**GENERAL PROJECT INFORMATION**

Estimated Cost \$ 550,000

Single Family     Two Family     Three Family

Describe project: CONSTRUCT A 26,325 SQ ADDITION TO THE REAR OF THE EXISTING PLANT TO ALLOW AMERICAN WIRE TO RELOCATE THEIR CLEVELAND PLANT IN OL MSTED TOWNSHIP.  
NOTE: A SEPARATE PERMIT IS REQUIRED FOR ALL AND ANY NEW ELECTRICAL WORK PERFORMED IN CONJUNCTION WITH THIS INSTALLATION.

Authorization  
The undersigned stated that he/she is the owner of the property or authorized agent for the owner of the project address. This permit is subject to the observance of all resolutions of Olmsted Township and the laws of the State of Ohio, and is subject to revocation if these are not observed.

**OLMSTED TOWNSHIP BUILDING DEPARTMENT**

[Signature] 9-30-09 Kim R McClain SEP 30 2009  
Signature of Property Owner    Date    Printed Name  
[Signature] 9-30-09 DAVID MILLER  
Signature of Contractor/  
Owner's Authorized Agent (if applicable)    Date    Printed Name

**RECEIVED**

It is the responsibility of the owner and/or contractor to notify the Building Department for all required inspections.

**DEPARTMENT USE ONLY**

Permit fee (a) Plan Rev 250.00 BUILDING / ZONING REVIEW  
Permit fee (b) \_\_\_\_\_ 1% Fee (if required): \_\_\_\_\_  
Permit fee (c) \_\_\_\_\_ Total Permit fee: \$ \_\_\_\_\_  
Permit fee (d) \_\_\_\_\_

Zoning Use \_\_\_\_\_ Zoning District \_\_\_\_\_  
Review Approved by: [Signature] Date: \_\_\_\_\_  
Review Disapproved by: \_\_\_\_\_ Date: \_\_\_\_\_

NOTES: \_\_\_\_\_

10/1/09

Fire Department, Chief Belido  
Police Department, Chief Minek  
Service Department, Service Director Salk

Approve  Disapprove  Approve with conditions

West Side Irish American Club Addition

FD REQUESTING FOC ON NEW ADDITION, HOSE  
CABINETS AT AGREED LOCATIONS

Approve  Disapprove  Approve with conditions

Olmsted Falls High School Parking

HARD BARRIER BETWEEN PARKING LOT & PEDESTRIAN  
WALK WAY

Approve  Disapprove  Approve with conditions

American Wire & Cable

ADEQUATE FIRE ACCESS AND/OR AVAILABILITY  
TO USE NEW PUMP HOUSE AND RESERVOIR FOR  
FIRE SUPPRESSION

# Olmsted Township

Building Department

(440)-235-4225

26908 Cook Road • Olmsted Township, Ohio 44138 • (440)-235-8025

Website: [olmstedtownship.org](http://olmstedtownship.org)

Date: 10-07-2009

Project: Addition

Type of Construction: 2B

Address: 7951 Bronson, PPN 264-17-002 + PPN 264-17-015 easement Use Group: F1 Zoned: LI

Owner/Applicant: American Wire & Cable

Plans by/number: Rafter A. LTD Land Surveying & Engineering

In response to your application for plan approval [Olmsted Township Resolutions], we have reviewed the plans to determine compliance with the Olmsted Township Resolutions. The following items require clarification, plans to conform to all required codes per Olmsted Township even if not specifically addressed in the following:

**Plans have not been approved**

## TITLE II DISTRICT REGULATIONS

### CHAPTER 250 Business, Commercial and Industrial District Regulations

- 1) OTZR Section 250.03 Schedule of Permitted Uses – light manufacturing is a permitted use
- 2) OTZR Section 250.07 Parking Setback Requirements
  - a. 250.07 parking setback requirements (a) setback from street to be 20 feet - no setback proposed
  - b. 250.07 parking setback requirements (b) (1) from side and rear yard lines to be 10 feet – 3.78 feet proposed
- 3) OTZR Section 250.08 Accessory Use Regulations
  - a. 250.08(c) parking to comply with schedule 270.07 and Chapter 310
- 4) OTZR Section 250.09 Landscaping and Screening Requirements
  - a. Visual screening and landscape buffers shall be provided in accordance with Chapter 330.
- 5) OTZR Section 250.10 Performance Standards
  - a. Unknown if proposed operation complies with section (a) –(k) for noise, vibration, odors, air pollution, etc.
- 6) OTZR Section 250.12 Development Plan Review
  - a. Project requires review of the Zoning Commission per Chapter 520

## TITLE III REGULATIONS APPLICABLE TO ALL DISTRICTS

### CHAPTER 310 Off-Street Parking and Loading Regulations

- 7) OTZR Section 310.02 Parking Facilities Required
    - a. Business use –  $1984sf/270sf = 8$  spaces
    - b. Industrial use –  $62806sf/400sf = 157$  spaces  
 $8 + 157 = 165$  required spaces, providing 64 spaces
  - 8) OTZR Section 310.06 Deferred Construction of Required Spaces
    - a.  $70\%$  of 165 = 116 required spaces, providing 64 spaces
  - 9) OTZR Section 310.08 Parking Spaces for Persons with Disabilities
    - a. 5 spaces required, 2 provided
  - 10) OTZR Section 310.12 Improvement and Maintenance Standards
    - a. Lots to be paved, provide drainage, lighting, curbs, marking, signs, and be maintained, - Plans indicate existing gravel and current conditions to remain
  - 11) OTZR Section 310.13 Parking Lot Landscaping and Screening
    - a. Parking lot to be landscaped and screened per Chapter 330
  - 12) OTZR Section 310.14 Development Plan Review
    - a. Project requires Development plan review per Chapter 520
- ### CHAPTER 330 Landscaping and Screening Requirements
- 13) OTZR Section 330.04 Screening and Landscaping of Parking Lots
    - a. Proposed parking lot requires screening and additional plantings along public streets – none indicated
  - 14) OTZR Section 330.07 Approval Process for Required Landscaping, Fences and Walls
    - a. Landscaping to be indicated Project on the Development plan review per Chapter 520

TITLE V

ADMINISTRATIVE PROCEDURES, ENFORCEMENT

CHAPTER 520 Development Plan Review

15) OTZR Section 520.02 Development Plan Review Required

- a. Development plan review required for this project

CHAPTER 540 Appeals and Variances

16) OTZR Section 540.01 Appeals to the Board of Zoning Appeals

- a. Project as submitted requires several variances for parking lot, setbacks as noted

Please return letter with signature and statement of compliance for items indicated, or revise and resubmit 2 sets of corrected plans to our office. It will help the plan reviewer and expedite the review your project (If you identify the changes you have made by circling them in red or otherwise indicating how you have resolved the items of non-compliance [correction letter]). If you have any questions about any of the above items please contact the building department for further clarification. Items that cannot be resolved can be appealed.

Notice of appeal shall be filed with the officer from whom the appeal is taken and with the secretary of the Board of Zoning Appeals within 20 days after the date of any adverse order, requirement, decision, or determination. Such written notice of appeal shall specify therein the grounds and reasons for the appeal. The officer from whom the appeal is taken shall transmit to the secretary of the Board of Zoning Appeals all data pertaining to the subject matter upon which the action so appealed was taken.

Application to be filed at:

Olmsted Township Board of Zoning Appeals

26908 Cook Rd.

Olmsted Township, Ohio 44138

440-235-4225

Respectfully,



Anthony Bumbalis

Building Commissioner

**Olmsted  
Township  
Board of Appeals**

26900 Cook Road Olmsted Township, Ohio 44138  
Phone 440-235-4225 Fax 440-235-8025

November 30, 2009

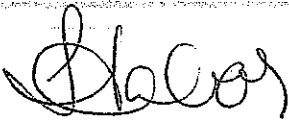
Kim R. McClain  
American Wire & Cable  
7951 Bronson Rd.  
Olmsted Twp., Ohio 44138

Dear Ms. McClain:

The Olmsted Township Board of Appeals will hold a public hearing on your application for a variance, December 16 , 2009 at 7:00 p.m. The meeting will be held at the Township Hall, 26900 Cook Rd. You or your representative must be present.

Please notify this office if you will be unable to attend.

Sincerely,



Tammy Tabor  
Secretary

Cc: David Miller

**Olmsted  
Township  
Board of Zoning Appeals**

26900 Cook Road Olmsted Township, Ohio 44138  
Phone 440-235-4225 Fax 440-235-8025

November 30, 2009

Dear Resident:

The Olmsted Township Board of Zoning Appeals will hold a hearing on an application, #20090709, submitted by the American Wire and Cable Co., 7951 Bronson Rd. The application requests the approval of a variance to allow the current number of parking spaces to remain while increasing the total square footage of the facility and the increase in employees. Olmsted Township Zoning Resolution, Chapter 310.06. The application also requests that the parking remain gravel, which is in conflict with the Olmsted Township Zoning Resolution, Chapter 310.12. The meeting will be held December 16, 2009 at 7:00 PM at the Township Hall, 26900 Cook Rd. Copies of this applications are available for review at the Olmsted Township Building Department. Any person attending the hearing will have the opportunity to be heard.

Sincerely,



Tammy Tabor  
Secretary



MATTHEI  
27362 BAGLEY RD  
OLMSTED TWP, OH 44138

ARNOLD  
27356 BAGLEY RD  
OLMSTED TWP., OHIO 44138

SIDOR  
27350 BAGLEY RD  
OLMSTED TWP, OH 44138

RIEKE  
27330 BAGLEY RD  
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RINI  
924 WESTPOINT PKWY. #150  
WESTLAKE, OH 44145

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PETKOV  
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BOGUSZ  
5175 DOVER CENTER RD.  
NORTH OLMSTED, OH 44070

NELSON  
7794 BRONSON RD  
OLMSTED TWP, OH 44138

VENEFRA  
7746 BRONSON RD  
OLMSTED TWP, OH 44138

CURRENT RESIDENT  
7778 BRONSON RD  
OLMSTED TWP, OH 44138

## PUBLIC HEARING

The Olmsted Township Board of Appeals will hold the following public hearing on Wednesday December 16, 2009 at 7:00 p.m. at the Township Hall, 26900 Cook Road.

Application # 20090709, submitted by the American Wire & Cable Company, 7951 Bronson Road, requests the approval of a variance to permit less than the required number of parking spaces and an unpaved parking area at the Bronson Road facility. The Olmsted Township Zoning Resolution Chapter 310 requires all off street parking and loading areas be constructed of hard surface pavement. Additions and alterations to the current facility require the compliance with the current Zoning Resolution, Olmsted Township Zoning Resolution Chapter 101.04.

Copies of this application are available for review at the Olmsted Township Building Department, 26908 Cook Rd. Any person attending the hearing will be afforded the opportunity to be heard.

T Tabor

Sun Post Herald Dec. 4 2009

# American Wire and Cable Company

7951 Bronson Road  
Olmsted Falls, Ohio 44138  
Phone: 440-235-1140  
Fax: 440-235-3330

Olmsted Township Board of Zoning  
26908 Cook Rd  
Olmsted Township, Ohio 44138

November 30, 2009

ATTN: Board Members

Dear Board Members:

On behalf of American Wire & Cable located at 7951 Bronson Road, Olmsted Township, I would like to request a reduction to the parking requirement (OTZR Section 310.02) and paving the existing gravel area (OTZR Section 310.12).

American Wire has requested a permit for construction of a 22,410 square foot addition to the back of our existing building. The addition will give American Wire & Cable a total of 64,891 square feet for production, and 1,984 square feet for existing office space, requiring ninety (90) parking and handicapped spaces (OTZR 310.02). Using the "Deferred Construction of Required Spaces" section of the OTZR (Section 310.06), we can reduce the required parking spaces to sixty-three (63).

The plan submitted, and approved by the Planning Commission and the Trustees show sixty-three (63) spaces on the site over the existing gravel area. Attached are pictures showing the existing gravel area being used for parking for your reference. The addition, along with the present employee, and visitor requirements, would facilitate a need for thirty (30) spaces.

Therefore, American Wire & Cable would like to request a variance from the required sixty-three (63) spaces to our anticipated employee, and visitor parking needs of thirty (30) spaces. Furthermore, the site presently has existing gravel that would be used for all the facility parking and truck access as shown on the site plan. The gravel area would be maintained for the parking using a "chip and seal" application to minimize dust.

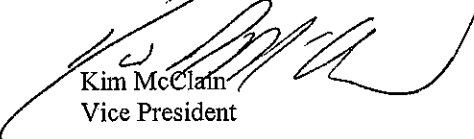
A landscape plan will be submitted as part of this request. American Wire & Cable will install a landscape area in front of the existing access apron in the required right-of-way on the northern side of the property. The landscaping will be used to buffer the gravel parking area requested above.

American Wire & Cable are confident that the anticipated reduction of parking can be met using the existing gravel, and concrete parking / driveway without any additional improvements.

Your granting of this request to reduce the required parking and allowing us to use the existing gravel for parking would be greatly appreciated in these stressful economic times. Furthermore, American Wire & Cable feels that maintaining the existing trees and grass area along the northern property, as well as installing the landscape buffer described above will further improve the appearance of the property, and help to further the intention of the Olmsted Township Planning Commission.

Please contact me if you have any questions or need further documentation.

Sincerely,  
American Wire & Cable



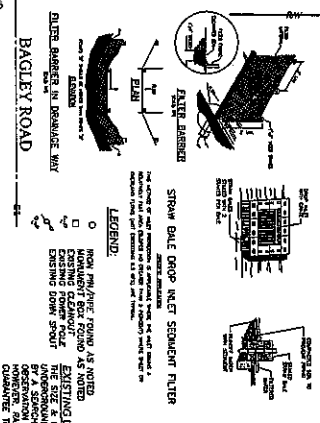
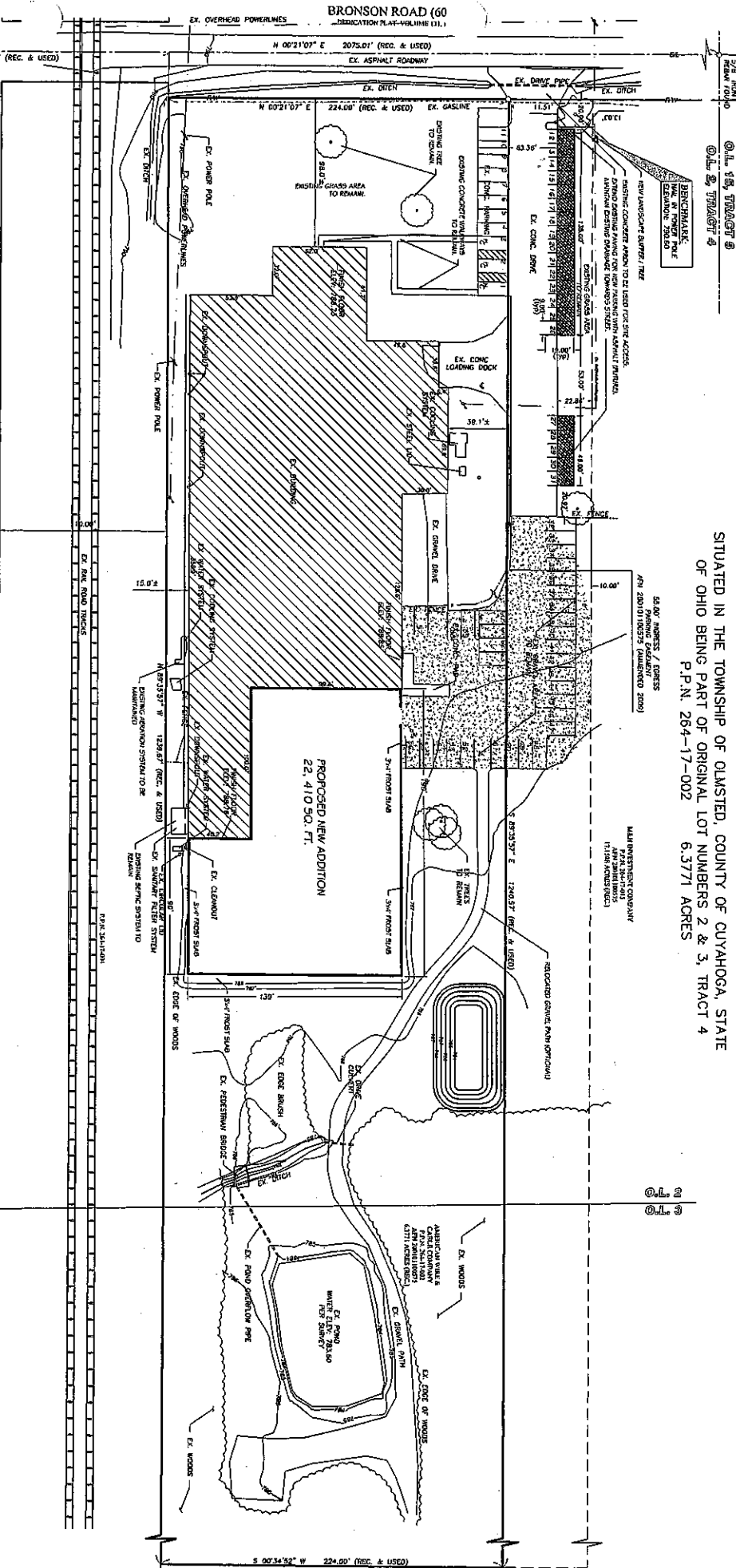
Kim McClain  
Vice President

U.S. 158, TRACT 3  
 @ L.S. TRACT 4  
 BENCHMARK  
 111.11 IN POWER POLE  
 ELEVATION 298.00

AMERICAN WIRE & CABLE COMPANY  
 SITE/GRADING PLAN  
 SITUATED IN THE TOWNSHIP OF OLWSTED, COUNTY OF CUYAHOGA, STATE  
 OF OHIO BEING PART OF ORIGINAL LOT NUMBERS 2 & 3, TRACT 4  
 P.P.N. 264-17-002  
 6.3771 ACRES

54.07 SQUARE FEET  
 PERMANENT EASEMENT  
 A.S. 2001010025 (AMENDED 2008)

MAINTENANCE EASEMENT  
 A.S. 2001010025  
 11.54 SQUARE FEET



**UNDERGROUND UTILITIES**  
 TWO INCHING DIPS  
 CALL 1-800-362-2764 (TOLL FREE)  
 OHIO UTILITIES PROTECTION SERVICE  
 NON-MEMBERS  
 MUST BE CALLED DIRECTLY

**ZONING CLASSIFICATION:**  
 ZONE L-1 (CHAPTER 220)

GENERAL USE	MIN. LOT SIZE	MIN. LOT WIDTH	MIN. LOT DEPTH	MIN. FRONT YARD SETBACK	MIN. SIDE YARD SETBACK	MIN. REAR YARD SETBACK	MIN. DRIVEWAY SETBACK	MIN. DRIVEWAY WIDTH
4,000 SQ. FT.	40 FEET	24 FEET	24 FEET	15 FEET	15 FEET	15 FEET	10 FEET	10 FEET

**DRIVING REQUIREMENTS**  
 1.99/250+ 8 SPACES  
 2.40/250+ 8 SPACES  
 3.00/250+ 8 SPACES  
 4.00/250+ 8 SPACES  
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 100.00/250+ 8 SPACES

**BASED ON RECORDS**  
 IS ASSUMED TO BE NORTH 00°21'07" EAST

**GRAPHIC SCALE**  
 SCALE 1" = 30'

REV.	DATE	DESCRIPTION	BY	DATE
1	11/20/09	ISSUE FOR REVIEW	DJM	

AMERICAN WIRE & CABLE COMPANY	DRAWN BY: DJM	CHECKED BY: RW
PERMIT PLAN	SCALE: 1" = 30'	
SITUATED IN THE TOWNSHIP OF OLWSTED, COUNTY OF CUYAHOGA, STATE OF OHIO BEING PART OF ORIGINAL LOT NUMBERS 2 & 3, TRACT 4	DATE: SEPTEMBER 20, 2008	
HATCHER A LTD LAND SURVEYING & ENGINEERING	JOB NUMBER: BR-001	
10830 LAGRANGE ROAD, ELVING, OHIO 44025		

**SHEET S-2**

**Olmsted  
Township  
Board of Zoning Appeals**

26900 Cook Road Olmsted Township, Ohio 44138  
Phone 440-235-4225 Fax 440-235-8025

November 30, 2009

Dear Resident:

The Olmsted Township Board of Zoning Appeals will hold a hearing on an application, #20090709, submitted by the American Wire and Cable Co., 7951 Bronson Rd. The application requests the approval of a variance to allow the current number of parking spaces to remain while increasing the total square footage of the facility and the increase in employees. Olmsted Township Zoning Resolution, Chapter 310.06. The application also requests that the parking remain gravel, which is in conflict with the Olmsted Township Zoning Resolution, Chapter 310.12. The meeting will be held December 16, 2009 at 7:00 PM at the Township Hall, 26900 Cook Rd. Copies of this applications are available for review at the Olmsted Township Building Department. Any person attending the hearing will have the opportunity to be heard.

Sincerely,



Tammy Tabor  
Secretary

# Olmsted Township

Building Department

26908 Cook Road • Olmsted Township, Ohio 44138  
Website: olmstedtownship.org

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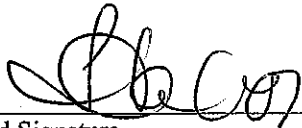
Receipt # 20090638  
Application #20090709  
Permit #0 V  
Date 11/30/2009-  
CHECK-43384  
KIM MCCLAIN  
M & H INVESTMENT CO  
7951 BRONSON RD  
N/A

VARIANCE

150.00

Total:

\$150.00



\_\_\_\_\_  
Authorized Signature

MATTHEI  
27362 BAGLEY RD  
OLMSTED TWP, OH 44138

ARNOLD  
27356 BAGLEY RD  
OLMSTED TWP., OHIO 44138

SIDOR  
27350 BAGLEY RD  
OLMSTED TWP, OH 44138

RIEKE  
27330 BAGLEY RD  
OLMSTED TWP, OH 44138

SAGERMAN  
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BOGUSZ  
5175 DOVER CENTER RD.  
NORTH OLMSTED, OH 44070

NELSON  
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VENEFRA  
7746 BRONSON RD  
OLMSTED TWP, OH 44138

CURRENT RESIDENT  
7778 BRONSON RD  
OLMSTED TWP, OH 44138

## PUBLIC HEARING

The Olmsted Township Board of Appeals will hold the following public hearing on Wednesday December 16, 2009 at 7:00 p.m. at the Township Hall, 26900 Cook Road.

Application # 20090709, submitted by the American Wire & Cable Company, 7951 Bronson Road, requests the approval of a variance to permit less than the required number of parking spaces and an unpaved parking area at the Bronson Road facility. The Olmsted Township Zoning Resolution Chapter 310 requires all off street parking and loading areas be constructed of hard surface pavement. Additions and alterations to the current facility require the compliance with the current Zoning Resolution, Olmsted Township Zoning Resolution Chapter 101.04.

Copies of this application are available for review at the Olmsted Township Building Department, 26908 Cook Rd. Any person attending the hearing will be afforded the opportunity to be heard.

T Tabor

Sun Post Herald Dec. 4 2009



# Olmsted Township

Building Department

26908 Cook Road • Olmsted Township, Ohio 44138  
Website: olmstedtownship.org

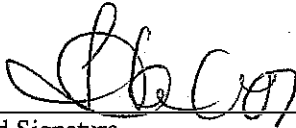
(440)-235-4225

(440)-235-8025

Receipt # 20090638  
Application #20090709  
Permit #0 V  
Date 11/30/2009-  
CHECK-43384  
KIM MCCLAIN  
M & H INVESTMENT CO  
7951 BRONSON RD  
N/A

VARIANCE 150.00

Total: \$150.00



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Authorized Signature