

The January 14, 1998 Olmsted Township Zoning Commission meeting was called to order at 7:40 p.m. Present were Ron Campanalie, Ryan Thomas, Thomas Bush and Al Arlow. Absent was Michael Bajorek. Also in attendance was Zoning Inspector, Michael Moir.

The secretary read the minutes of the December 10, 1997 meeting. Correction made in the 5th paragraph was to change 7:30 p.m. to 8:00 p.m. Mr. Bush moved to approve the minutes as amended. Seconded by Mr. Campanalie. Rollcall: All approved.

The letter from Tom Schultz, Cuyahoga County Planning, in reference to the Stearns Road Mini Storage was read and discussed with the Zoning Inspector, Michael Moir. The Board discussed the fire inspection suggested by County Planning and agreed it should be scheduled by Mr. Moir.

Mr. Bush moved to ~~table~~ the regular meeting at 7:50 p.m. to go into the Public Hearing on A-98. Seconded by Mr. Campanalie. Rollcall: All approved.

The Public Hearing for A-98 was called to order at 7:51 p.m. The secretary read the Legal Notice and the opinion of the Cuyahoga County Planning Commission on Resolution A-98.

Mr. Alex Suba, resident, asked who should be notified for this type of construction. The guidelines of O.R.C. were briefly explained.

Mr. and Mrs. Gibel, asked about the location of the existing tower and if it could be made any taller. Mr. Arlow and Mr. Moir said no.

Mr. Bush moved to table the Public Hearing for A-98 until the February 11, 1998 meeting. Seconded by Mr. Campanalie. Rollcall: All approved.

Mr. Bush moved to adjourn the Public Hearing on A-98 at 8:05 p.m. Seconded by Mr. Campanalie. Rollcall: All approved.

The regular meeting reconvened at 8:06 p.m.

97-5307

Application 97-5307 was submitted by Sprint Com. Mr. Michael Moir requested plans from Sprint Com for review by the Board, but they did not comply.

Mr. & Mrs. Gibel, 27297 Cook Road, stated that the information on the application was their address, but the tower was not on their property. It was determined that Sprint Com also did not have the right resident name, address or permanent parcel number on the application.



It was the consensus of the Board that with the application problems, there was no need to go any further with the application.

Michael Moir, Zoning Inspector, and the Board discussed several concerns in the Township.

Mr. Bush moved to adjourn the meeting at 8:10 p.m. Seconded by Mr. Campanalie. Rollcall: All approved.

Respectfully submitted,

  
Patsy L. Edwards, Secretary

   
Chairman Date

The February 11, 1998 meeting of the Olmsted Township Zoning Commission was called to order at 7:40 p.m. Present were Ron Campanalie, Ryan Thomas, Thomas Bush, and Michael Bajorek. Absent was Albert Arlow.

Mr. Campanalie moved to reopen the Public Hearing on A-98 at 7:41 p.m. Seconded by Mr. Thomas. Rollcall: All approved.

After some discussion, Mr. Campanalie moved to approve Resolution A-98, Wireless Telecommunications to be added to the current Olmsted Township Zoning Regulations with the changes presented by D. B. Hartt. Seconded by Mr. Boratek. Rollcall: All approved.

Mr. Thomas moved to close the public hearing at 7:45 p.m. Seconded by Mr. Campanalie. Rollcall: All approved.

The regular meeting was reconvened at 7:46 p.m.

The secretary read the minutes of the January 14, 1998 meeting. Mr. Campanalie moved to approve the minutes as read. Seconded by Mr. Thomas. Rollcall: All approved.

98-5319

Mr. James Cox, Thomas Holan and Chad Whaley representing Spring Com explained the project to the Board and answered questions. There presently is 3 36" x 64" cabinets and a P.P.C at the base of the tower. No new equipment will be added at this time.

Zoning Inspector, Michael Moir had not problem with the application.

Mr. Thomas moved to approve 98-5319 as presented. Seconded by Mr. Campanalie. Rollcall: All approved.

98-5315

Mr. Frank Bercan, 28435 Glen Hollow initiated this application requesting a permit to run his Travel Agency business out of his home. He explained that there would be no sign, he and his wife are the only employees, no UPS deliveries, no customers coming to the home and the office space is 12' x 15', which is 7% of the total square feet of the home.

Mr. Campanalie moved to approve application 98-5315 as presented. Seconded by Mr. Bajorek. Rollcall: All approved.

Resolution B-98

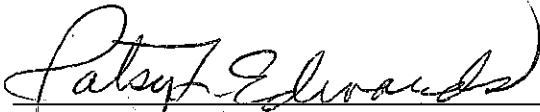
Mr. Thomas moved to set the Public Hearing for Resolution B-98, Comprehensive Land Use Plan for March 11, 1998 at 8:00 p.m. Seconded by Mr. Campanalie. Rollcall: All approved.

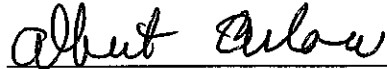
Zoning Inspector Moir stated that our local Fire Department does not have the jurisdiction to inspect Stearns Road Mini Storage. Mr. Moir read correspondence he had prepared for the court case against the mini storage.

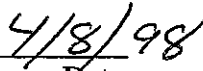
Mr. Thomas moved to appoint Tom Bush as the Vice-Chairman of the Olmsted Township Zoning Commission. Seconded by Mr. Campanalie. Rollcall: All approved.

Mr. Campanalie moved to adjourn the meeting at 8:27 p.m. Seconded by Mr. Thomas. Rollcall: All approved.

Respectfully submitted,

  
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Patsy L. Edwards, Secretary

  
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Chairman

  
\_\_\_\_\_  
Date

The March 11, 1998 Olmsted Township Zoning Commission meeting was called to order at 7:40 p.m. Present were Ron Campanalie, Ryan Thomas and Al Arlow. Absent were Tom Bush and Mike Barotek. Also present was Zoning Inspector, Mike Moir.

Mr. Thomas moved to table the February 11, 1998 minutes because a majority of attendees was not present at this meeting. Seconded by Mr. Campanalie. Rollcall: All approved.

98-5320

John Durisek, at 27031 Oakwood Circle, #101-H was requesting a conditional use home occupation permit to sell classified ads on the Internet from his apartment. He stated there would be no UPS deliveries or customers coming to the home. The office space is approximately 8' x 10'.

Zoning Inspector, Moir had no problem with this application. There were no questions from the Board.

Mr. Thomas moved to approve application 98-5320 as presented. Seconded by Mr. Campanalie.

98-5330

E. J. Links Golf Course, 26111 John Road, requests permission to use the existing Club House as a Party Room in the off season. Mr. Arlow asked if a permit had been issued for the ClubHouse and the answer was yes. Mr. Thomas had no questions, but stated that the Links was located in a residential area.

Some discussion took place between the Board, Zoning Inspector and E. J. Links representatives and it was the opinion of the Board and Zoning Inspector was that this application should be presented to the Board of Appeals.

Mr. Thomas moved to approve application 98-5330, E. J. Links Golf Course, as presented. Seconded by Mr. Campanalie. Rollcall: All no, the motion did not pass.

Mr. Campanalie moved to table the regular meeting at 8:00 p.m. to open the Public Hearing on Resolution B-98, Comprehensive Land Use Plan. Seconded by Mr. Thomas. Rollcall: All approved.

The secretary stated that by law Cuyahoga County Planning does not have to approve the Comprehensive Land Use Plan, but they would like to give a staff review to be sent to the Board by March 31<sup>st</sup>.

Mr. Arlow gave facts on the committee formed January of 1997 with 27 members to complete this document.

The residents in attendance asked some questions and asked the Board several questions about the use of the document.

Mr. Thomas moved to table Public Hearing on Resolution B-98 until County Planning Staff Review is received and vote at the April 8, 1998 meeting. Seconded by Mr. Campanalie. Rollcall: All approved.

Mr. Campanalie moved to close the Public Hearing and reconvene the regular meeting at 8:15 p.m. Seconded by Mr. Thomas. Rollcall: All approved.

98-5329

Mr. Robert Phillipi and Joseph Holzer, representing the German Club on Columbia Road, explained the application building a new Service Building to replace the old existing one. The new building will have new toilet facilities and will be handicap accessible.

Discussion between the Board and Mr. Philippi and Holzer was about signs from Kiwanis and the details of the construction.

Mr. Campanalie moved to approve application 98-5329, as presented. Seconded by Mr. Thomas. Rollcall: All approved. Mr. Moir had no problem with the application.

Mr. Campanalie moved to adjourn the meeting at 8:25 p.m. Seconded by Mr. Thomas. Rollcall: All approved.

Respectfully submitted,

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Patsy L. Edwards, Secretary

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Chairman

Date

The April 8, 1998 Olmsted Township Zoning Commission meeting was called to order at 7:40 p.m. Present were Ron Campanalie, Ryan Thomas, Mike Bajorek, Tom Bush and Al Arlow. Also present was Zoning Inspector, Michael Moir.

The secretary read the minutes of the February 11, 1998 meeting. The spelling of Mr. Bajorek's name was to be corrected. Mr. Bush moved to approve the minutes as amended. Seconded by Mr. Campanalie. Rollcall: All approved.

The secretary read the minutes of the March 11, 1998 meeting. The spelling of Mr. Bajorek's name was to be corrected, third paragraph, delete "a conditional use", fifth paragraph, insert "Rollcall: All approved." Mr. Campanalie moved to approve the minutes as amended. Seconded by Mr. Thomas. Rollcall: All approved.

Mr. Thomas moved to table the regular meeting to reopen the Public Hearing on Resolution B-98. Seconded by Mr. Bush. Rollcall: All approved.

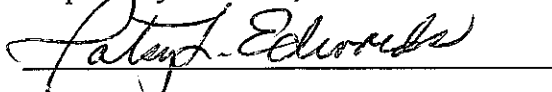
It was explained that County Planning would like to take a couple of weeks to review the document and give it's suggestions in writing for the next meeting. The Board was in agreement.

Mr. Bush moved to table the Public Hearing on Resolution B-98 and reconvene the regular meeting. Seconded by Mr. Campanalie. Rollcall: All approved.

Zoning Inspector Moir reviewed some of the concerns he has in the Township with the Board. (1) Churches need signs; Mr. Moir will review and present some guidelines to the board at the next meeting. (2) He read correspondence about a resident being ordered to refrain from painting cars in his garage (3) Another resident has 90 days to come in about his Landscaping Service, (4) Reported non-compliance areas by Shore West, (5) Lakeside Villages, plans for 4D & 4E, some lots are not in compliance according to County Planning, there is no need for an island and the cul-de-sac's do not comply.

Mr. Thomas moved to adjourn the meeting at 8:30 p.m. Seconded by Mr. Bush. Rollcall: All approved.

Respectfully submitted,



Patsy L. Edwards, Secretary



Chairman

Date

The Olmsted Township Zoning Commission meeting was called to order at 7:40 p.m. Present were Ron Campanalie, Ryan Thomas, Michael Bajorek, Tom Bush and Al Arlow. Also present was Zoning Inspector, Michael Moir.

The secretary read the minutes of the May 13, 1998 meeting. Mr. Bush moved to approve the minutes as read. Seconded by Mr. Campanalie. Rollcall: All approved.

Mr. Bush moved to set the Public Hearing for Resolution D-98, Butternut Ridge Properties for July 8, 1998 at 8:30 p.m. Seconded by Mr. Campanalie. Rollcall: All approved.

98-5398

Mr. & Mrs. Martin Gallagher, 8484 Stearns Road, came before the Board requesting permission to run a sales office out of their home to sell Tanning Lotions & Supplies. Discussion followed between the Board and Mr. & Mrs. Gallagher.

Mr. Bush moved that application 98-5399 be approved as presented. Seconded by Mr. Thomas. Rollcall: Mr. Bajorek-yes, Mr. Bush-yes, Mr. Campanalie-yes, Mr. Thomas-abstain, and Mr. Arlow-yes.

98-5404

Mr. John Hocevar, Stearns Road Mini Storage, 8000 Stearns Road, came before the board with a new application and plans for an office at the mini storage. The new plans called for a detached 1350 square foot office. Discussion followed regarding the reasons for the new set of plans and the difference between them and the old plans.

Mr. Thomas felt that Mr. Hocevar should not have this application approved because he was still not in compliance with the previous violations.

Discussion followed about the installation of the light shield. Mr. Hocevar stated that the shield had been ordered. There was then a review of the other violations, which were not in compliance.

Mr. Bush moved to approve 98-5404, Stearns Road Mini Storage, with the stipulations that all the previous violations be corrected and approved by Zoning Inspector, Michael Moir. Seconded by Mr. Bajorek. Rollcall: Mr. Bajorek-yes, Mr. Bush-yes, Mr. Campanalie-no, Mr. Thomas-no, and Mr. Arlow-yes. Mr. Arlow requested that a copy of the violations be attached to this application when they are in compliance and signed by Mr. Moir.

Mr. Bush moved to close the regular meeting to open the Public Hearing on Resolution C-98, Rezoning of Schady Road. Seconded by Mr. Thomas. Rollcall: All approved.

Mr. James Sheeley, representing Forest City Enterprises, presented the details of the proposed rezoning from R1-40 to RMFT and RMFA on Schady Road. Discussion followed between the Board and Mr. Sheeley.

The secretary read the Cuyahoga County Planning Commission's recommendations.

Mr. & Mrs. Mike Azzarello asked information as to who is responsible for the upkeep of the ball fields when the Township takes possession of the land, who owned the soccer fields and stated there was no need for additional traffic on the Schady Road. Mrs. Oehme stated that the land given to the Township is for the Trustees to do as they want with it and could just leave it natural instead of recreational.

Mr. McGuinus stated that the apartments on Sprague Road are deteriorating and in 10-20 years why not assume these apartments will also go down. Mr. McGuinus asked that the Township be kept residential.



Mr. Martin Strehal stated that in his opinion it is in the best interest of the Township to approve this request so that the Township will not lose the land to Olmsted Falls, but asked that no action be taken on this request until Forest City reviews the suggestions and problems stated by the residents. Mr. Strehal suggested a traffic study be done, several residents questioned how the calculations were done on some of the dwellings per acre and the persons per apartment. He felt that all these questions should be answered before action can be taken.

Mr. Thomas questioned the units per year that will be built, the average square footage of the apartments, the impact on our schools.

Mr. Bush moved to close the Public Hearing on Resolution C-98 to reconvene the regular meeting. Seconded by Mr. Bajorek. Rollcall: All approved.

Mr. Thomas moved to set the Public Hearing for E-98, Zoning Regulations for July 8, 1998 at 8:00 p.m. Seconded by Mr. Campanalie. Rollcall: All approved.

Mr. Thomas moved to adjourn at 9:35 p.m. Seconded by Mr. Bajorek. Rollcall: All approved.

Respectfully submitted,

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Patsy L. Edwards, Secretary

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Chairman

Date

The May 13, 1998 Olmsted Township Zoning Commission was called to order at 7:36 p.m. Present were Mike Bajorek, Ryan Thomas, Ron Campanellie, Thomas Bush and Al Arlow. Also present was Zoning Inspector, Michael Moir.

The secretary read the April 8, 1998 minutes. Last paragraph the item numbers were corrected. Mr. Bush moved to approve the minutes as amended. Seconded by Mr. Campanalie. Rollcall: All approved.

Mr. Bush moved to table the regular meeting to reopen the Public Hearing on Resolution B-98. Seconded by Mr. Campanalie. Rollcall: All approved.

After some discussion, Mr. Bush moved to approve Resolution B-98 along with the suggestions from Cuyahoga County Planning to be forwarded to the Board of Trustees. Seconded by Mr. Bajorek. Rollcall: All approved.

Mr. Bush moved to close the Public Hearing on Resolution B-98 and reconvene the regular meeting. Seconded by Mr. Bajorek. Rollcall: All approved.

New Business

Public Hearing C-98

Mr. Bush moved to set the Public Hearing for Resolution C-98, Forest City district rezoning for June 10, 1998 at 8:00 p.m. Seconded by Mr. Campanalie. Rollcall: All approved.

98-5349

Mr. Carl McMillan representing Olmsted Christian Church, 7140 Fitch Road explained that the church wants to replace the sign in front of the church and Zoning Inspector Moir asked the opinion of the Board. Discussion followed.

The Board requested that Mr. Moir check the other churches in the Township, inform the Board and approve the application by May 26, 1998.

Mr. John Hocevar, Stearns Road Mini Storage, 8000 Stearns Road, explained that he had redone the plans for the office that was proposed earlier by two thirds and it is now unattached.

Mr. Arlow explained that the Board would need a new application with the new plans. Mr. Arlow asked if Mr. Hocevar had taken care of the violations as previously requested. Discussion followed and it was concluded that the plumbers trailer was still attached to the utility pole and the light, although it was not on, has not been shielded.

The Board agreed that Mr. Hocevar was to disconnect the plumbers trailer from the utility pole and provide a shield for the light that shines in the Scott's residence. . It was also stated that there would be no re-issuance of permits until the violations are corrected. Mr. Moir was asked by the Board to monitor the correction of these violations. The Board also requested a new application be filled out by Mr. Hocevar and submitted along with the new plans.

Mr. Bush moved to adjourn the meeting at 8:48 p.m. Seconded by Mr. Bajorek. Rollcall: All approved.

Respectfully submitted,

  
Patsy L. Edwards, Secretary

  
Chairman Date 6/10/1998

The July 8, 1998 Olmsted Township Zoning Commission meeting was called to order at 7:35 p.m. Present were Tom Bush, Ron Campanalie, Ryan Thomas and Al Arlow. Absent was Mike Bajorek. Also present was Zoning Inspector, Michael Moir.

The secretary read the June 10, 1998 minutes. Mr. Bush moved to accept the minutes as read. Seconded by Mr. Campanalie. Rollcall: All approved.

#### Correspondence

The secretary read a letter from Al Arlow to the Board of Trustee's requesting to be renewed for another 5-year term on the Zoning Commission.

#### Old Business

##### Resolution C-98

Discussion resumed about some of the facts from the Public Hearing such as deeding of at least 30-35 acres of land to the Township, the proposed Stearns Road extension, sewer lines, tape in of current residents on Schady Road.

Mr. Thomas moved to approve Resolution C-98 with a note that Forest City Enterprises deed no less than 30 acres to the Township. Seconded by Mr. Campanalie. Rollcall: All approved.

Mr. Bush moved to close the regular meeting to open the Public Hearing on Resolution E-98. Seconded by Mr. Campanalie. Rollcall: All approved.

Discussion followed between the Board and residents concerning notifications of the public hearings.

Mr. Thomas moved to extend the public hearing for Resolution E-98 until August 12, 1998 in order to review the Olmsted Township Zoning Regulations. Seconded by Mr. Campanalie. Rollcall: All approved.

##### Resolution D-98, John Road Redistricting

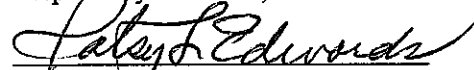
Mr. Ronald DeForenzo, explained that the property to be redistricted lies on the north side of John Road, half way between Columbia and Fitch Roads. Residents asked about water going down John Road. Discussion followed.

Cuyahoga County Planning will not meeting until July 14<sup>th</sup> and will forward opinions on E-98 and D-98.


Mr. Bush moved to table the public hearing on Resolution D-98 until the August 12, 1998 meeting. Seconded by Mr. Campanalie. Rollcall: All approved.

Mr. Bush moved to adjourn at 8:45 p.m. Seconded by Mr. Campanalie. Rollcall: All approved.

Respectfully submitted,



Patsy L. Edwards, Secretary

  
Chairman

8/13/98  
Date

The August 12, 1998 Olmsted Township Zoning Commission meeting was called to order at 7:48 p.m. Present were Ron Campanalie, Tom Bush, Mike Bajorek and Al Arlow. Absent was Ryan Thomas. Zoning Secretary Tammy Tabor represented Zoning Inspector Mike Moir.

The secretary read the minutes of the July 8, 1998 meeting. Mr. Bush moved to approve them as read. Seconded by Mr. Campanalie. Rollcall: All approved.

#### Correspondence

A resignation letter from Secretary Patsy Edwards was read. Her resignation is effective September 1, 1998.

Mr. Bush moved to table the regular meeting to reopen public hearings on Resolutions E-98 and D-98. Seconded by Mr. Bajorek. Rollcall: All approved.

#### Resolution E-98

After some discussion about Cuyahoga County Planning's meeting Mr. Bush moved to continue E-98 on the Zoning Resolution until the September 9, 1998 meeting in order to hear from Cuyahoga County Planning. Seconded by Mr. Bajorek. Rollcall: All approved.

#### Resolution D-98

The opinion from Cuyahoga County Planning was read into the record. One of the strong suggestions from CCP was to approach Eliza Jennings for a letter for permission to cross their property.

Mr. Bush moved to table Resolution D-98 until the September 9, 1998 meeting and reconvene the regular meeting.

#### New Business

Jan and Ray Bogater, 24446 Barrett Road, explained that they had a 4.7 acre piece of land and would like to split the lot, but because of the topography of the parcels there can only be one driveway for both parcels. The Board suggested that Mr. Bogater talks to Mike Moir and apply for a variance with the Board of Appeals.

Mr. Bush moved to adjourn at 8:55 p.m. Seconded by Mr. Campanalie. Rollcall: All approved.

Respectfully submitted,

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Patsy L. Edwards, Secretary

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Chairman

Date

4-4 4-4-

Minutes for the Zoning Commission September 16, 1998. Mr. Arlow called the meeting to order at 8:15 PM. Present were Chairman Al Arlow, Ron Campanallie, Mike Bajorek, and Ryan Thomas. Also present was Zoning Inspector Mike Moir.

Resolution E-98 Mr. Thomas Moved to Table Resolution E-98 until October meeting or until County Planning Recommendations have been received. Seconded by Mr. Bajorek. Roll call, all approved.

Resolution D-98

Mr. Thomas read letter from Eliza Jennings to The Board regarding Butternut Ridge properties using the utility easement for access to sewer lines. Eliza Jennings will grant permission for Butternut Ridge properties to gain access to the seventy-five foot easement for the purpose of accessing pipes and facilities located within the sewer easement.

262-07-004 is located in

262-07-004

Discussion on separate parcel numbers for two non contiguous lots, both are not in Olmsted Township. Also ownership of these lots needs to be clarified.

Mr. Delorenzo replied that he had given the property to Biddulph Inc. and the parcel in question now belongs to North Olmsted as part of the North Olmsted Golf Course.

Mr Thomas moved to send a letter to County Planning to:

- 1. Clarify Status of Canterbury Road
- 2. Clarify Two non contiguous lots with same permanent parcel number

Seconded by Mr Arlow. Roll call, All approved.

Application # 98-5474

Jeffrey Moyse Owner of Razzles presented plans to begin construction on an addition to Razzles. The addition would include additional seating for a family oriented dining area. Additional parking spaces were also included in the proposed addition.

Mr Arlow requested that a buffer zone between Razzles and neighboring property be part of the application. Since Mr. Moyse owns the property alongside of Razzles a buffer zone was not necessary, although in the event of a future sale of that property the need for buffer zone would be enforced.

Mr. Thomas was concerned about dual usage on property since a residence is located at the rear of the property. It was explained that the property has remained the same since before 1960.

Mr. Bajorek moved to approve Application #98-5474 presented by Mr. Moyse. Second by Mr. Campanallie. Roll call, Mr Campanallie-Yes, Mr. Bajorek- Yes. Mr Arlow- Abstained, Mr. Thomas- No.

Mr. Thomas moved to adjourn. Seconded by Mr. Bajorek. Roll call all approved.

Respectfully Submitted,



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Tammy Tabor  
Secretary

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Board Chairman

The October 14, 1998 Zoning Commission was called to order at 8:00 PM. Present were Chairman Al Arlow, Michael Bajorek, Ron Campanalie, Ryan Thomas and Tom Bush. Also present was Zoning Inspector Michael Moir and Secretary Tammy Tabor. The secretary read the minutes for the September meeting. Correction 4th paragraph both lots in parcel number 262-07-004 are located in Olmsted Township. Mr. Thomas moved to approve the minutes as amended. Second by Mr. Bajorek. Roll call, all approved.

#### Resolution E-98

Motion to hold a special meeting of the Zoning Commission on Thursday October 22, at 8:00 PM at Olmsted Township Town Hall to allow time to review the recommendations received from county planning regarding Resolution E-98.

#### Resolution D-98

Mr Bajorek moved to open resolution D-98. Seconded by Mr Campanalie. Roll call, all approved. The Secretary read explanations and recommendations from the Cuyahoga County Planning Commission regarding resolution D-98. Recommendations include Mr. DeLorenzo should have his surveyor prepare a lot split plat and deed transfer which would split off parcel B and deed it to North Olmsted. Parcel B refers to the landlocked portion of the property at the rear of the parcel. After approval by Olmsted Township, the lot split plat and the deed transfer should be recorded by the County. The dedication of Canterbury Road was never accepted by the Township Trustees. Canterbury Road will be deleted from the county tax maps.

Mr. DeLorenzo had a lot split plat prepared. The commission explained that resolution D-98 was to rezone only a part of parcel 262-007-004. Mr. DeLorenzo is insisting that the mylar to be signed is not a lot split plat. However, on the mylar it is stated as a lot split. Mr. Moir will not sign the lot split because, it will be creating a non-conforming lot that is against the Olmsted Township Zoning Resolution. Mr. Bajorek asked Zoning Inspector Moir "Who has the Authority to create a lot split?". Mr. Moir stated that himself or the trustees are the only people that can approve a lot split. Mr. Moir explained that he was advised by legal council that he would be creating an illegal lot split by signing the plat.

Ms. Veverka of LV Surveying, explained that she had prepared the plat according to The Cuyahoga County Planning Commission recommendations for obtaining a lot split.

Mr. DeLorenzo explained that he exchanged land with North Olmsted since his house in Olmsted Township was encroaching land in North Olmsted. He received a parcel of Land in North Olmsted in exchange for half of parcel 262-007-004 (noted as parcel B in County Planning's explanation).

Mr. Moir explained that he could not legally split the lot and if the County made the mistake they should fix it. The Ohio Revised Code does not allow Mr. Moir to split that lot.

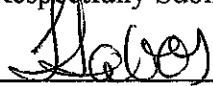
Mr. Thomas moved to approve resolution E-98. Seconded by Mr. Bush. Roll call, Mr. Campanalie-No, Mr. Thomas-No, Mr. Bush-Yes, Mr. Bajorek-No, Mr. Arlow-No.

Residents in attendance had questions regarding zoning issues. Their property is located on the

north side of Sprague Road near Lorain County. Many developers have approached them about selling their property. They wondered if the board knew of any rezoning or development that would be coming up in their area. Mr. Moir explained that north of the resident's property there was development proposed by Forest City Developers

Mr. Bajorek moved to adjourn. Seconded by Mr. Bush . Roll call, all approved.

Respectfully Submitted,



Tammy Tabor, Secretary

Albert Pulawa 10/14/98

Chairperson



The October 22, 1998 special meeting of the Olmsted Township Zoning Commission was called to order at 8:04 PM. Mr. Bush moved to open the special meeting for Resolution E-98 seconded by Mr. Bajorek. Roll call, all approved.

In attendance was Chairman Albert Arlow, Ron Campanalie, Tom Bush, Mike Bajorek and Ryan Thomas. Also in attendance was Zoning Inspector Michael Moir and secretary Tammy Tabor. The secretary read recommendations received from DB Hartt, received on October 21, 1998, regarding Resolution E-98.

Discussion on section 210.08,(b),(2), regarding accessory structures, size, placement and height of these structures. The commission feels that these structures should not exceed 15 feet in height. The size of the building should not cover more than 1% of the total parcel and should not exceed 875 total square feet. Structures shall be set off the property line no less than the height of the building.

Discussion on DB Hartt's recommendation regarding wireless communications towers. Question from Mr. Bush regarding omitting the R-15 and RMF districts from needing conditional use permits. Since there is still a remote possibility that a tower could be put into a residential district, Mr. Bush feels that the R-15 and RMF districts should be required to apply for a conditional use permit to erect wireless communication towers. Mr. Moir also believes that property owners in the R-15 and RMF districts should be required to obtain a conditional use permit to erect wireless communication towers.

Mr. Thomas requests that in PUD districts roads should not be included in the calculation of open space. Section 220.08, (b) of the proposed zoning resolution.

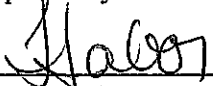
Mr. Bush moved to approve Resolution E-98 with the recommendations from The Cuyahoga County Planning Commission and DB Hartt's recommendations, with the exception of DB Hartt's recommendation to exclude R-15 and RMF districts from required conditional use permits to erect communication towers (Section 3(b)). Also to include in section 210.08 (b), the total square footage of accessory buildings should not exceed 875 square feet. In section 220.08(b) to include , in PUD districts roads should not be included in the calculation of open space.


All recommendations and decisions will be forwarded to the Board of Trustees.

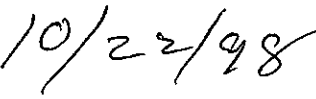
Seconded by Mr. Campanalie. Roll call all approved.

Motion to adjourn by Mr. Bush at 9:05 PM, seconded by Mr. Campanalie. Roll call, all approved.

Respectfully submitted,

  
\_\_\_\_\_  
Tammy Tabor

  
\_\_\_\_\_  
Chairman

  
Date

Meeting of the Olmsted Township Zoning Commission on December 9, 1998 was called to order at 7:54 pm. by Chairman Al Arlow. Present were Chairman Al Arlow, Michael Bajorek, Ryan Thomas, Thomas Bush and Ron Campanallie. Also present were secretary Tammy Tabor and Zoning Inspector Michael Moir. The secretary read the minutes of the meeting October 14, 1998 Corrections to minutes Mr. Thomas- paragraph 3: 262-007-004 parcel A refers to part of the parcel that fronts John Road and Parcel B refers to the part of the noncontiguous landlocked parcel at the rear of the property.

Mr. Bush moved to approve the minutes of October 14, 1998 as amended . Second by Mr. Campanallie Roll call, all approved.

The secretary read the minutes of the special meeting of October 22, 1998. Corrections to the minutes. Mr Bajorek recommended we should enter that the board of commissioners .will forward the decision to the Trustees

Mr. Bush moved to approve the minutes as amended of the meeting of October 22, 1998. Second by Mr. Campanallie . Roll call, all approved.

Mr. Arlow explained that due to the Trustee's Public Hearing on Resolution E-98 still being open, the commission would not be discussing Resolution E-98.

The secretary read a letter received from the board of education relating to Resolutions H-98, I-98 and J-98. Mr. Arlow requested that letter to be read at the public hearings for Resolutions H-98, I-98 and J-98.

Mr. Arlow informed the attendees that due to the fact that the trustees still have an open hearing on Resolution E-98 the Zoning Commission would not be discussing Resolution E-98.

Discussion on setting hearings for Sharp Development Group. Application #98-5527 is requesting a text amendment to the current zoning book, and application # 98-5528 is requesting rezoning property on Sharp and Schady Roads. Proposed resolutions for Sharp Development Group, Application #98-5527 will be named Resolution F-98 and application #98-5527 will be named Resolution G-98, are set for December 29, 1998 at 8:00 pm.

The secretary will immediately forward all information to the Cuyahoga County Planning Commission for their review and comments.

Mr. Thomas moved to hold a public hearing on December 29, 1998 at 8:00 pm for Resolution F-98. Seconded by Mr. Bush.

Mr. Bajorek moved to hold a public hearing on Resolution G-98 on December 29, 1998 at 8:30 pm. Seconded by Mr. Bush. Roll call, Mr. Thomas- abstain, Mr. Campanallie-yes, Mr. Bush-yes, Mr. Bajorek-yes, Mr. Arlow-yes.

Question from resident in attendance. Will the commission be discussing Resolution E-98 tonight. Mr. Arlow explained that the commission would not be discussing Resolution E-98 due to the fact that the Trustees have a public hearing still open on that resolution. Mr. Moir advised that he attend the next Trustee meeting.

Mr. Baker of Baker Funeral Homes. He sent correspondence to the Zoning Commission regarding his property at the corner of Cook and Fitch Roads. Mr. Baker is concerned about the

rezoning that is proposed in the new zoning map. And that he was never notified of any possible rezoning.

Mr. Campanallie stated that he advised Mr. Baker approximately 1 1/2 years ago of the possible zoning changes.

Mr. Moir presented the letter to the board.

Three applications from Gary Brookins were presented for rezoning. Mr. Arlow suggested that applications #98-5511, #98-5512 and #98-5513 should be set as three separate resolutions. Application #98-5511 will be named Resolution H-98. Application #98-5512 will be named I-98 and application #98-5513 will be named Resolution J-98.

Discussion on applications #98-5511, #98-5512 and #98-5513. Mr. Arlow would like the three applications as separate resolutions and Mr. Moir feels that they could be presented as one resolution. The board feels that we should contact Mr. Brookins to see how he would prefer the applications to be considered.

The secretary will contact Mr. Brookins to see if he would like to submit all three applications as one resolution or as three separate resolutions.

The secretary read a letter from Mr. Baker regarding parcel #262-16-020 & parcel #262-16-004. He is concered and is against the rezoning of his property at the corner of Cook and Fitch Roads. It is now zoned local business and is proposed to be zoned as residential.

Mr. Bush moved for adjournment. Seconded by Mr. Bajorek. Roll call, all approved

Respectfully submitted,



Tammy Tabor



Chairman

12/9/98  
Date

The December 29, 1998 special meeting of the Olmsted Township Zoning Commission was called to order at 8:15 pm. Present were Chairman Al Arlow, Thomas Bush and Ryan Thomas. Also present were secretary Tammy Tabor and Zoning Inspector Michael Moir. Absent was Ron Campanallie and Michael Bajorek.

The minutes of the previous meeting were tabled until the next regular meeting. Mr. Bush moved to open the public hearing on Resolution F-98. Seconded by Mr. Thomas. Roll call, Mr. Thomas-abstain, Mr. Bush-yes, Mr. Arlow- yes.

Mr. James Schiely was present representing the Sharp Development Group. Mr. Schiely presented information on Resolution F-98. Sharp development Group would like to include a PRD-OD district in the current zoning book. The PRD-OD is the same text which is currently under review for the proposed new zoning regulations. The PRD-OD provides for 20% open space in planned residential developments which is currently not included in the Olmsted Township Zoning regulations. Discussion about the type of development that would be included in this PRD-OD zoning. The proposed homes will be attached and detached cluster homes and single family homes. All cluster homes are generally owner occupied. Maintenance will be provided by homeowners association. Mr. Schiely completed the text amendment to include section numbers, however the numbering of the text amendment may be changed at the discretion of the Township.

Mr. Bush moved to table the public hearing on Resolution F-98 until recommendations are received from The Cuyahoga County Planning Commission and reopen regular meeting. Seconded by Mr. Thomas. Roll call, all approved.

Public Hearing dates for Resolutions H-98, I-98, J-98. Public hearings will be held January 13, 1999. Resolutions H-98 at 8:00 pm , I -98 at 8:15 pm , J-98 at 8:30 pm.

Mr. Bush moved to open the public hearing on Resolution G-98 seconded by Mr. Thomas. Roll call, Mr. Thomas-abstain, Mr. Bush-yes, Mr. Arlow-yes.

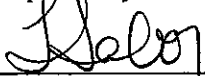
Mr. Schiely explained that they are requesting rezoning from R1-40 to a PRD-OD District. The property is located west of Sharp Road, south of Schady Road and north of Sprague Road.

Mr. Thomas moved to table G-98 until the next regularly scheduled commission meeting. Seconded by Mr. Bush. Roll call, all approved.


Regularly scheduled commission meeting on January 13, 1999. Schedule to reopen public hearing for F-98 at 7:40 pm. And reopen public hearing for G-98 at 7:50 pm.

Mr. Thomas moved for adjournment. Seconded by Mr. Bush. Roll call all approved.

Respectfully submitted,



Tammy Tabor

 12/29/98

Chairman

Date