

The regular meeting of the Olmsted Township Zoning Commission was called to order February 28, 2007 at 7:00 p.m. Present were Chairman John Lavelle, Richard Gebhard and Ronald Campanalie. Also present was Secretary Tammy Tabor.

Due to a lack of members in attendance Mr. Lavelle moved to hold the approval of previous minutes until the next meeting. Seconded by Mr. Campanalie. Roll call all approved.

#### Resolution G-06

Mr. Lavelle moved to recess the regular meeting and reopen the public hearing for Resolution G-06, Pulte Homes-Seton Village development plan change. Seconded by Mr. Gebhard. Roll call all approved. Stan Katanic was present representing Pulte Homes. Mr. Lavelle stated that the issue is non-conforming off street parking pads. Pulte is unable to create parking pads that do not encroach the sidewalks in Seton Village. Mr. Gebhard stated that the Board requested another mailing to the residents in Seton Village so that they may respond to the issue of removing parking pads. The first mailing did not render much of a response from the residents. Mr. Gebhard stated that the amount of time given to the residents to respond was not very long. Mr. Lavelle stated that with the second mailing 54% of the residents responding were for removal of the parking pads and 46% were against. Mr. Katanic stated that out of the maximum number of 91 votes only 37 responses were received. Mr. Katanic stated of the residents that he spoke with; several asked who would be paying for the removal of the parking pads. He wanted the Board to know that Pulte Homes would be paying for the removal and not the Home Owners Association. Mr. Lavelle asked for any further questions from the Board. Hearing none, Mr. Lavelle moved to recommend approval of Resolution G-06 to the Olmsted Township Board of Trustees. Seconded by Mr. Campanalie. Roll call all approved. Mr. Lavelle moved to close the public hearing for Resolution G-06. Seconded by Mr. Gebhard. Roll call all approved. Mr. Lavelle moved to reconvene the regular meeting. Seconded by Mr. Gebhard. Roll call. All approved.

#### Wheaton Development Sign

Mr. Lavelle asked for a representative from Wheaton Development. Roger Hauser was present representing Wheaton Development. Mr. Lavelle stated that the Board received an amended application regarding the sign to be placed at the Wheaton Farms subdivision on Sprague Rd. Mr. Lavelle stated that although the drawing were more clear, the sign does not conform to the regulations for development identification signs in residential districts. Mr. Gebhard stated that the signs could be no larger than thirty, (30), square feet and four feet high. Mr. Lavelle asked if the sign could be made not to exceed 4 feet in height. Mr. Hauser stated that the sign has already been constructed and Wheaton did not want to have another sign made since this was not to remain as the permanent sign. Wheaton is proposing that the sign remain for 2-5 years until the development is mostly constructed. Mr. Gebhard stated that a variance would be necessary. Mr. Hauser asked what the procedure is for obtaining a variance. Mr. Lavelle explained the procedure. MR. Lavelle asked for any further questions. Hearing none, Mr. Lavelle moved to approve the application as submitted, provided the applicant receives a variance from the Olmsted Township Board of Zoning Appeals for the height of the sign. Seconded by Mr. Gebhard. Roll call all approved.

Mr. Lavelle moved to adjourn at 7:10 p.m. Seconded by Mr. Gebhard. Roll call all approved.  
Respectfully submitted,

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Tammy Tabor, Secretary

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John Lavelle, Chairman                      date