

The regular meeting of the Olmsted Township Zoning Commission was called to order April 26, 2006 at 7:00 pm. Present were Chairman John Lavelle, Richard McMakin, Richard Gebhard and Ronald Campanalie. Also, present was secretary Tammy Tabor. Mr. Kilo was absent. Mr. Lavelle moved to approve the minutes of the March 22, 2006 meeting as submitted. Seconded by Mr. McMakin. Roll call, all approved.

#### Dugan's Partners Sign

Mr. Lavelle asked for a representative from Dugan's. No one was present to represent Dugan's Partners. Mr. Lavelle moved to table the application until May 24, 2006 at 7:00 pm. Seconded by Mr. Gebhard. Roll call, all approved.

#### Gates Village A-06

Mr. Lavelle moved to table the regular meeting and open the public hearing for Resolution A-06 for general development plan for Gates Village in the Woodgate Farms subdivision. Seconded by Mr. Gebhard. Mr. Lavelle asked for a representative from Pulte Homes. Kellie McIvor was representing Pulte Homes. Ms. McIvor stated that Pulte Homes had previously submitted to Olmsted Township and Cuyahoga County a development plan for Gates Village. Pulte Homes had delayed construction on the site and the approvals have expired. Ms. McIvor stated that the plans for the development have not changed. Mr. McMakin stated that Pulte Homes had submitted for development plan approval and then received another approval for an amendment to the development plan to include decks and patios as an accessory use. Ms. McIvor stated that Pulte has included the decks and patios in this request rather than have a separate approval for the decks. Both the development plan and the amendment for decks are included in the current request for development plan review. Mr. Lavelle asked if anything else was changed from the original plan. Ms. McIvor stated no. Mr. Lavelle moved to approve Resolution A-06 with the following specifications: The Olmsted Township Zoning Commission recommends tentative approval of the general layout for Gates Village, revision dated March 13, 2006, provided that the following conditions are met:

1. Work hours for contractors on site shall be from seven o'clock (7:00) AM until seven o'clock PM (7:00) Monday through Friday and nine o'clock (9:00)AM through seven o'clock (7:00) PM on Saturday. No construction work shall be done on site on Sundays.
2. All private roads must meet the approval of the consulting engineer on grading, improvements and installation.
3. Development plans must have the approval of the Cuyahoga County Planning Commission.
4. All roadways must meet the Cuyahoga County subdivision regulations for construction and design.
5. All catch basins must be cleaned by the contractor at the completion of house construction.
6. All roadways within and surrounding the development area must be kept clear of all mud, debris and building material.
7. All buffering must be in place and approved by the Olmsted Township Zoning Inspector prior to final occupancy in the development.
8. All street lighting must be adequate for safety and visibility within the development.
9. The Cuyahoga County Prosecutor's Office reviews the Homeowner's Association Articles of Incorporation and finds that the Articles comply with the Township Zoning Resolution.
10. The Articles of Incorporation specify that all common areas, including all private streets, off street "guest" parking, underground utilities and street

lighting will be maintained by the Homeowners' Association.

11. All accessory decks and structures shall not exceed six hundred (600) square feet in size and shall not encroach any rear or side yard setbacks.
12. Existing vegetation shall be kept within the 20 foot buffer easement and individual lot drainage shall occur outside of the buffer easement.
13. Construction of accessory structures may not encroach on any easements located within the subdivision.

Mr. McMakin stated that he wanted it noted in the resolution that this was a re-approval. Seconded by Mr. McMakin. Roll call, All approved.

#### Floor Discussion

Mr. Lavelle moved to adjourn at 7:30 pm. Seconded by Mr. Campanalie. Roll call, all approved.

Respectfully submitted,

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Tammy Tabor, Secretary

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John Lavelle, Chairman

Date