

The May 25, 2005 regular meeting of the Olmsted Township Zoning Commission was called to order at 7:00 p.m. Present were John Lavelle, Richard McMakin, and Ronald Campanalie. Also present was secretary Tammy Tabor.

Mr. Lavelle stated that they will hold the approval of the previous minutes until the next regular meeting of the Board.

Mr. Lavelle moved to table the regular meeting and open the public hearing for Resolution E-04, the application for the proposed Lazer Car Wash. Seconded by Mr. Campanalie. Roll call, all approved. Mr. Lavelle asked who was present representing this application. Bob Berg was present and the architect for the project was also present. Mr. Lavelle stated that this hearing is being continued from 2004. Mr. Lavelle stated that the final questions remaining are regarding sanitary facilities and waste water. Currently there are no sanitary sewers available to the site. Mr. Lavelle stated that there is a restroom proposed for the site. Mr. Lavelle stated that the plans call for a water reclamation system. The sanitary facilities cannot be tied into the reclamation system. The architect stated that he is proposing a Biolet composting toilet for the site. He stated that he has used this type of toilet in parks and outdoor recreation facilities in the past. Mr. Lavelle asked if he has approval from the EPA and the Cuyahoga County Board of Health for this type of sanitary facility. Mr. Berg stated that the Cuyahoga County Engineer has no problem with the reclamation system and the composting toilet should not be a problem. Mr. Lavelle asked if the toilet is required. The secretary stated that the Township's plans examiner provided documentation showing the requirement of sanitary facilities for commercial uses.

Mr. McMakin asked if the reclamation system had enough capacity to hold the water generated by the car wash. Mr. Berg stated that the system has a 10,000 gallon capacity and a secondary holding tank. Mr. McMakin stated that he wanted approvals by the Board of Health and the EPA for the composting toilet for commercial uses.

Mr. Lavelle asked what hours the car wash would be open. Mr. Berg stated 24 hours. Mr. Berg stated that less than 2% of the business would be generated overnight.

Mr. Lavelle asked for any further comments or questions. Hearing none, Mr. Lavelle moved to approve the development plan for Resolution E-04, Lazer Car Wash, project number 04001.01, dated 10-07-04, provided sanitary facilities are approved by the Cuyahoga County Board of Health, Cuyahoga County Engineer and the EPA. All plans must be reviewed and approved by the Olmsted Township Building Department and comply with all Township Building and Zoning Resolutions. Seconded by Mr. McMakin. Roll call, all approved. Mr. Lavelle moved to close the public hearing for Resolution E-04.

#### Resolution E-05 Galway Residential

Mr. Lavelle moved to open the public hearing for Resolution E-05. Seconded by Mr. Campanalie. Roll call, all approved. Aaron Evanchik was the attorney present representing Galway Residential. Mr. Evanchik stated that Galway Residential purchased the remaining lots in Galway Bay from Summer Hill Homes. The difference in the footprint of the homes created a need for change to the Homeowners Declaration of Covenants. Mr. Evanchik stated that there was need to keep a safe distance between the attached units. Mr. Evanchik stated that the change to the Declaration of Covenants prohibits the homeowners from placing anything in between the units, such as lawn furniture, grills, landscaping structures of any kind. Mr. Lavelle asked if this change pertains to all of the homes in Galway Bay. Mr. Evanchik stated that the Declaration of Covenants pertains to the entire development although it would apply only to some of the homes. Mr. Lavelle asked for any further comments or questions. Hearing none, Mr. Lavelle moved to approve Resolution E-05 as submitted. Seconded by Mr. Campanalie. Roll call, all approved. Mr. McMakin moved to close the public hearing for Resolution E-05. Seconded by Mr. Lavelle. Roll call all approved.

Mr. Lavelle asked for any further business. Hearing none, Mr. Lavelle moved to adjourn at 8:15 p.m. 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